



Station Road, New Longton, Preston

Offers Over £139,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented one-bedroom apartment, arranged over two floors within a sought-after apartment development in the popular village of New Longton.

Situated close to the heart of the village, residents can enjoy the convenience of local shops, schools, and charming village amenities, all within walking distance. The area also benefits from excellent transport links, with regular bus routes to Preston and Chorley, as well as easy access to the M6 and M61 motorways, providing swift connections across the North West. Nearby towns such as Longton and Preston offer a wider range of shopping, leisure, and dining facilities, making this a well-connected and desirable location.

The apartment can be accessed on the ground floor via a well-maintained communal entrance, leading into the open-plan living space. The ground floor incorporates a spacious lounge with double patio doors opening to the side of the property, providing a pleasant outdoor area with space for seating and potted plants. The contemporary fitted kitchen features a newly installed integrated oven, hob, and washing machine, as well as an integrated fridge and a convenient breakfast bar that serves as a dining area.

Upstairs, you will find the spacious master suite, which spans the full length of the top floor and includes a generous double bedroom and a practical dressing area illuminated by a skylight. A modern four-piece family bathroom completes the home.

Externally, the apartment complex is well maintained and benefits from an allocated parking space, with additional visitor parking available.







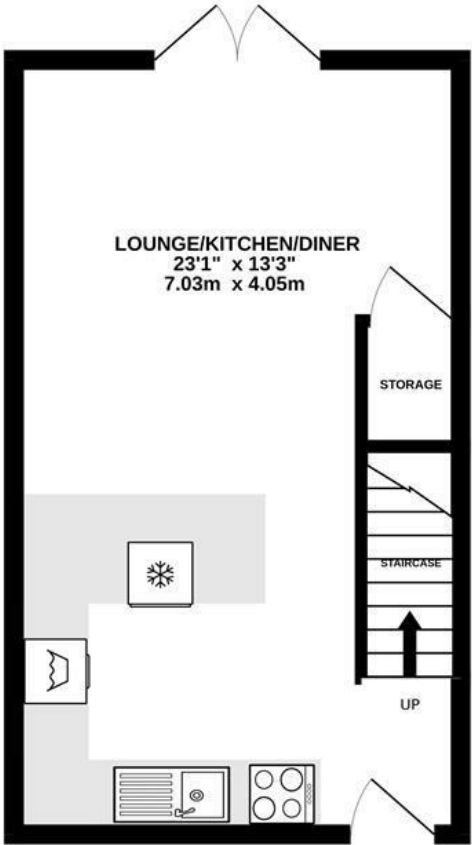




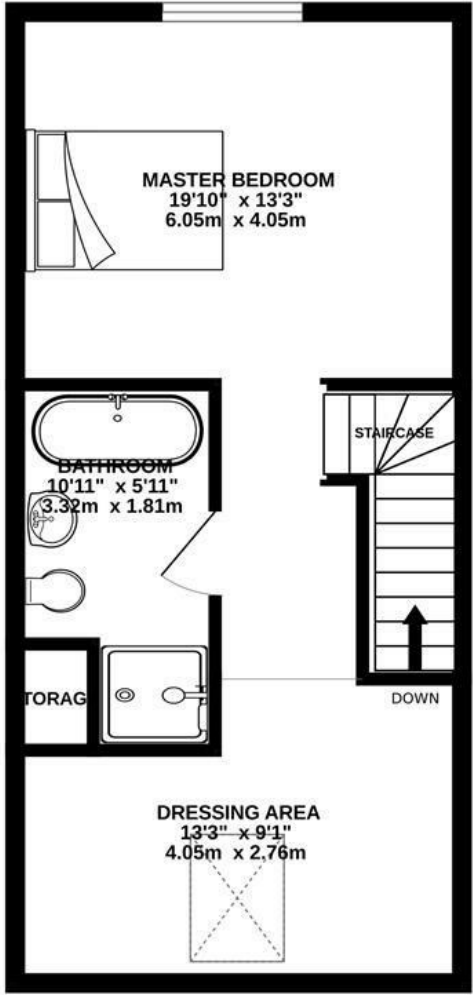


BEN ROSE

GROUND FLOOR
306 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

