



11 Bakers Mews, Tarleton

Preston

Guide Price **£170,000**



11 Bakers Mews

Tarleton, Preston

Recently renovated 2-bed first-floor apartment in Tarleton Village. Open-plan layout with modern new kitchen & bathroom, fitted wardrobes, new flooring, & radiators. Communal gardens & off-road parking. Ideal for investors, first-time buyers, or downsizers. Contact Rachael for a viewing!

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- ****No Chain****
- Brand New Kitchen And Bathroom
- First Floor Two Bedroom Apartment
- Open Plan Lounge/ Diner/ Kitchen
- Investor BTL Opportunity
- Great First Time Buyer Or Downsizer Property
- Central Tarleton Village
- Allocated Covered Parking & Visitor Spaces

Hallway

Loft access.

Kitchen/Dining Area

Good range of eye and low-level units incorporating composite sink with drainer unit. Integrated appliances include an induction hob with an extractor hood over, an electric oven. Space for fridge-freezer and washer/dryer. Window to side and front. Corner French doors onto balconette. Wall-mounted electric heater. Open plan living area, laminate floor.

Bedroom One

Window to courtyard. Wall mounted electric heater.

Bedroom Two

Fitted wardrobes. Window to side overlooking the communal garden. Wall-mounted electric heater.

Bathroom

Three-piece suite comprising of a main shower with glass screen, vanity hand wash basin, and a low-level W.C. Part tiled walls. Extractor fan and spotlights. Heated towel rail and illuminated mirrored bathroom unit.

Communal Entrance

Communal hallway with a buzzer intercom system to the apartments and secure buzzer controlled entrance into the inner hall.



COMMUNAL GARDEN

To the front of the property are communal gardens and seating areas. Covered off road parking is allocated to the property with additional visitor spaces. Communal rear garden with lawn, paved seating area and plants, trees and shrubs.

ALLOCATED PARKING

1 Parking Space

Covered off road parking is allocated to the property with additional visitor spaces.

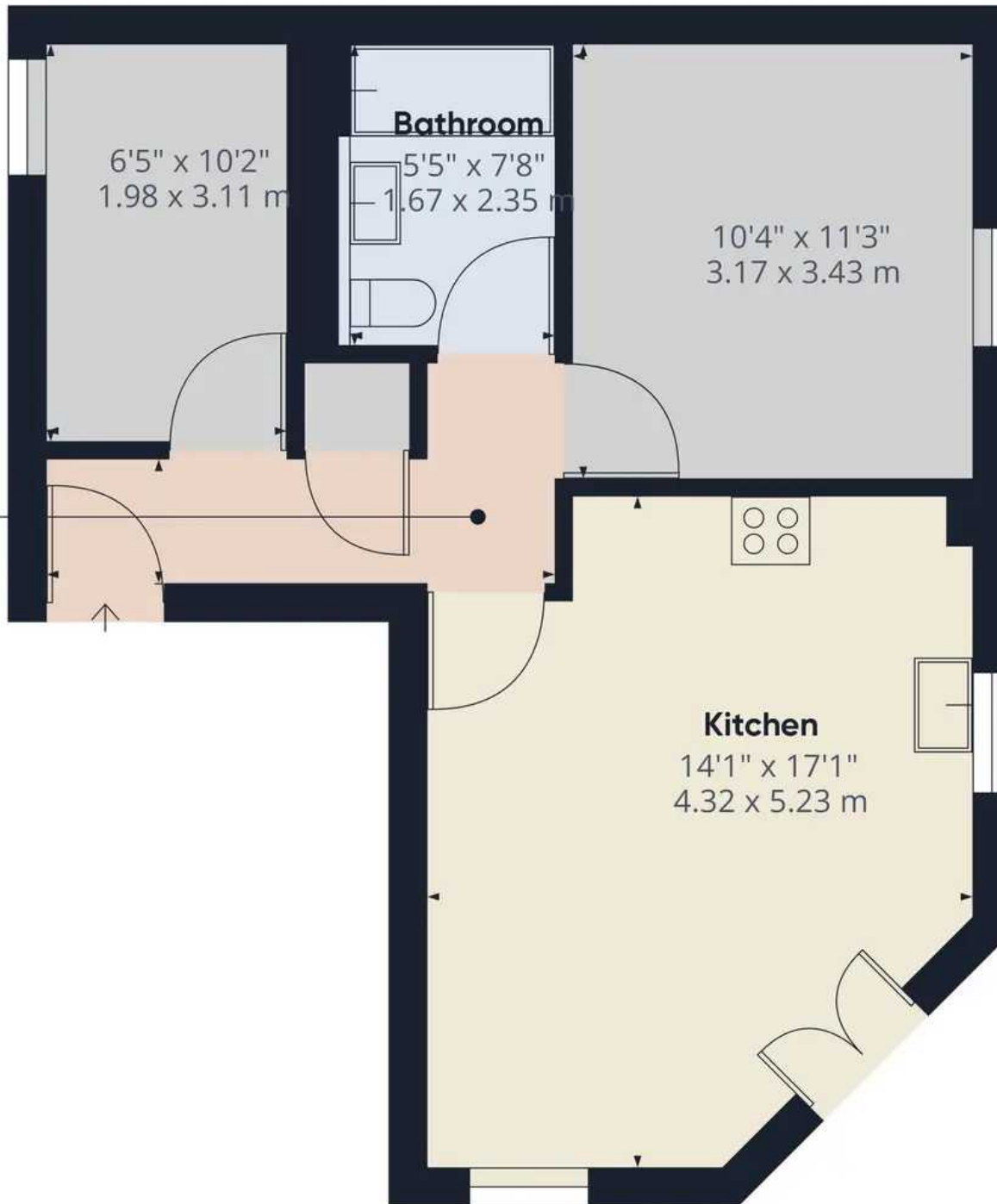




Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Hallway
13'1" x 3'3"
4.00 x 0.99 m



Approximate total area⁽¹⁾

510.57 ft²
47.43 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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