



Apt 1 Smithy Lane, Smithy Court Smithy Lane, Much Hoole
Preston

£115,000



Apartment 1 Smithy Lane

Smithy Court Smithy Lane, Preston

Stylish 2-bed ground floor flat in Much Hoole. Modern kitchen, open-plan living, dressing room with en suite potential, parking & strong rental demand (£800pcm). Ideal for investors or first-time buyers.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Ground Floor Two Bedroom Apartment
- Open Plan Kitchen Living
- Allocated Parking for One Vehicle
- Opportunity to Add Value and Personalise
- Ground Rent £50.00 Service Charge per year £480.00 per year
- Buy-to-Let Investment Opportunity with Rental Demand est. £800 PCM

Kitchen / Living Area

Kitchen/diner open to lounge with good range of eye and low-level units including stainless steel sink. Integrated appliances include fridge/freezer, gas oven, gas hob with extractor fan. Space for washing machine. Breakfast bar for dining. Laminate floor. Bay window to front.

Lounge

Open to kitchen. Bay window to front.

Bedroom One

Window to front. Dressing room with potential for En-suite.

Dressing Room

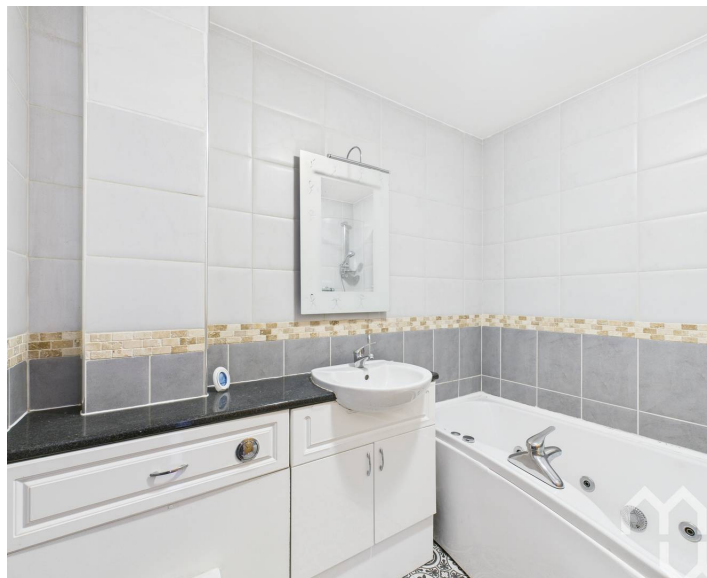
Originally En-suite. Boiler access. Window to side. Part tiled walls.

Bedroom Two

Window to front.

Bathroom

Four piece suite featuring panelled bath with shower over (mains connect), W.C. and vanity wash hand basin. Feature heated towel rail. Tiled walls. Tiled floor.







Approximate total area⁽¹⁾

518 ft²

48 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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