



37 Mountbatten Close, Ashton-On-Ribble, Preston, PR2 2YJ
£123,000

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 2 bedroom 2nd floor apartment, situated on the outskirts of Preston. Benefiting from deceptively spacious living accommodation, modern decor throughout and allocated parking.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially Preston City Centre.

Leasehold - Term TBC

Ground rent - £75pa ground rent

Service charge - £900pa

Council tax band - B

SECOND FLOOR

Lounge 17'8" x 11'3" (5.40m x 3.45m)

Carpet flooring with Juliet balcony and curtains

Kitchen 11'7" x 15'2" (3.55m x 4.64m)

High quality vinyl flooring with a range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

Bedroom 15'1" x 15'2" (4.61m x 4.64m)

Carpet flooring with curtains and blind

Bedroom 10'8" x 8'1" (3.27m x 2.47m)

Carpet flooring with curtains and blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash back screen, heated towel rail and partially tiled decor

EXTERNAL

Allocated parking for 1 vehicle with further visitor parking spaces available. Intercom system in place for entrance to the apartment building.