



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)

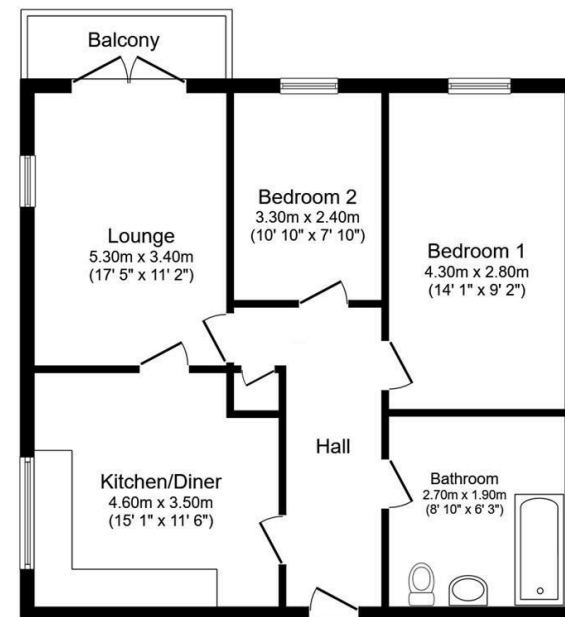
Carpet flooring with curtains and blind

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.



Ground Floor

Floor area 68.6 sq.m. (738 sq.ft.)

Total floor area: 68.6 sq.m. (738 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io