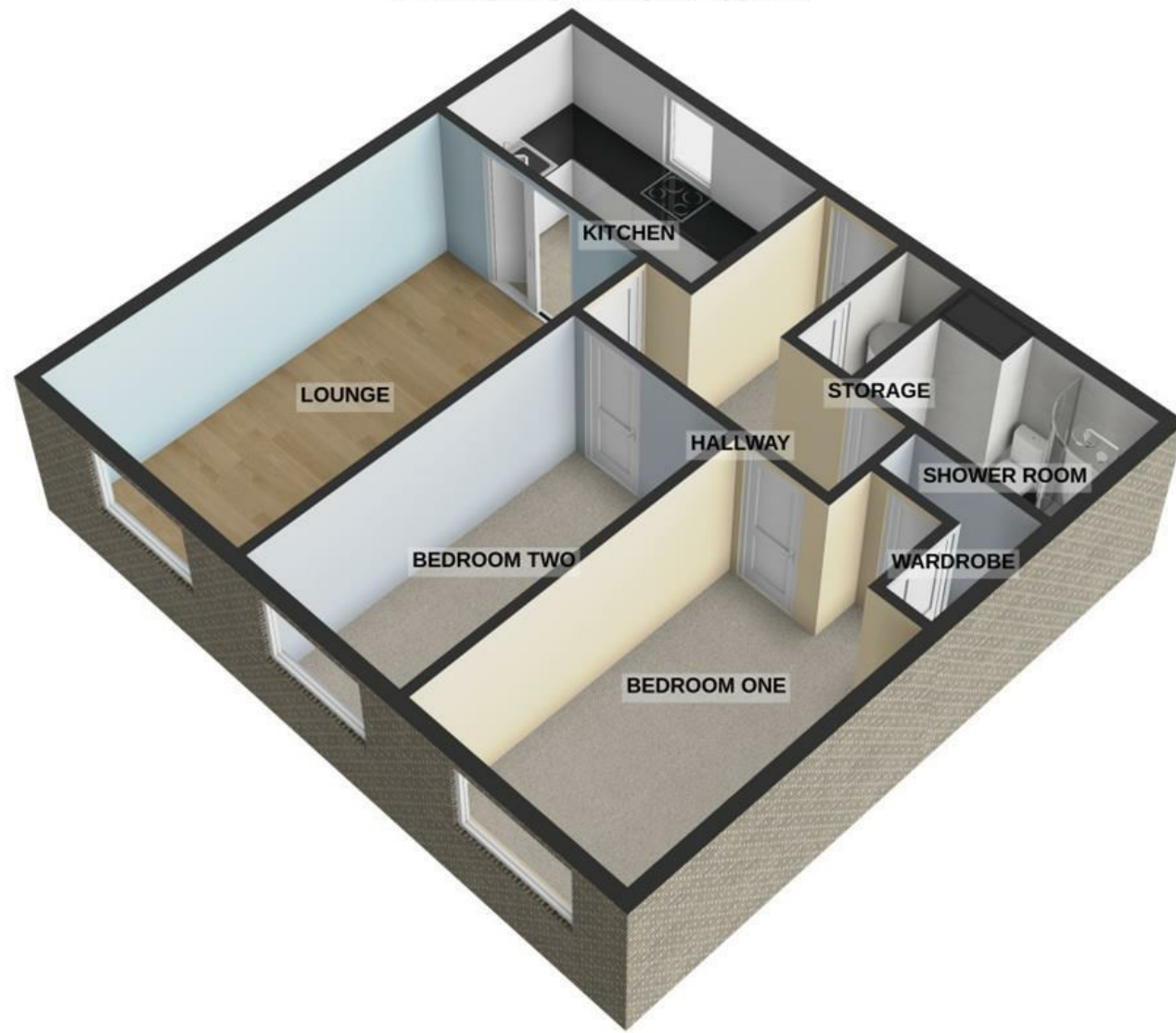


56.1 sq.m. (604 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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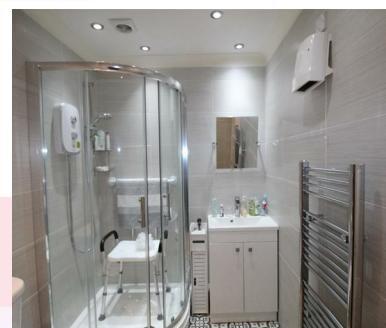
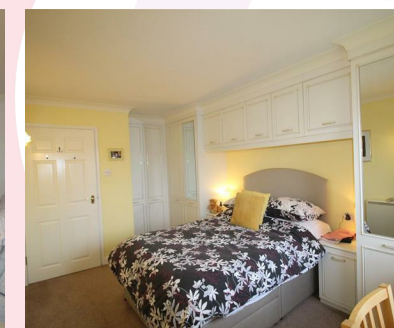
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## MASON CLOSE, PRESTON PR4 1RG

ASKING PRICE £97,000

- WELL PRESENTED FIRST FLOOR PURPOSE BUILT APARTMENT, NESTLED IN A QUIET CUL-DE-SAC - SITUATED WITHIN CLOSE PROXIMITY TO FRECKLETON VILLAGE
- TWO DOUBLE BEDROOMS - LOUNGE - KITCHEN - MODERN SHOWER ROOM
- LAUNDRY FACILITIES FOR THE USE OF ALL RESIDENTS AS WELL AS A GUEST BEDROOM WITH EN-SUITE
- OVER 45'S ONLY - LIFT - ALLOCATED PARKING SPACE



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### Communal Entrance

UPVC double glazed doors with opaque glass inserts lead into:

### Communal Porch

Intercom system, access to the main building is via a secure door that leads into:

### Communal Entrance

The communal residents lounge is located on the left hand side, stairs and the lift provides access to the first floor.

### Entrance to Apartment 35

Intercom, loft hatch with pull down ladder leading to the part boarded loft, storage cupboard housing the electric meter, consumer unit and water cylinder. There is also plumbing and space for a washing machine, doors lead to the following rooms:

### Lounge

16'06 x 9'03  
UPVC double glazed window to the rear, fireplace with wooden surround, marble backdrop and hearth housing electric living flame effect fire, wall mounted electric heater, television point, door leads into:

### Kitchen

10'06 x 6'0  
Good range of wall and base units with laminate work surfaces, integrated appliances include: four ring electric hob with overhead extractor fan, electric oven with grill, microwave, stainless steel one and half bowl sink with drainer, space for under unit fridge and freezer, tiled to splashbacks, under unit lighting, vinyl flooring.

### Bedroom Two

13'01 x 6'10  
UPVC double glazed window to the rear, wall mounted electric heater.



### Bedroom One

13'01 x 9'07  
UPVC double glazed window to the rear, fabulous range of matching fitted wardrobes, bedside cabinets, drawers and dressing table, wall mounted electric heater.

### Shower Room

8'04 x 5'05  
Contemporary three piece white suite comprising of: WC, vanity wash hand basin with cupboards underneath, corner shower cubicle with curved glass doors and mains plumbed shower, wall mounted heated towel rail, fully tiled walls, recessed spotlights, extractor fan, vinyl flooring.

### Other Details

Council Tax Band: B (£1,821.86 per annum)  
Leasehold: 55 years remaining  
Service Charge is £1,668.00 per annum - which covers - ground rent, water rates, communal window cleaning and cleaning of the communal areas, lifts, gardens, buildings insurance.  
Laundry room for the use of all residents as well as a guest bedroom with en-suite available  
Allocated parking space  
Energy Rating: TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC