



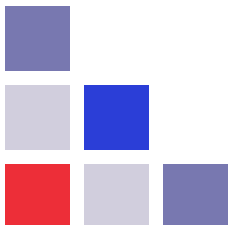
Goldthread Works

NEW LISTING

Avenham Road, Preston PR1 3TF

Hazelwells are delighted to offer for sale this well presented first floor 2 double bedroom apartment in the heart of the City Centre. Just off Winckley Square and a short stroll from the main high street, shops, restaurants, bars, train station and access to good road networks for M6/M61/M65/M55. This is an excellent opportunity to live in a character city centre apartment. The accommodation briefly comprises; entrance hallway, open plan living room and fitted kitchen, 2 double bedrooms, bathroom. The property has electric heating, some double glazed and some original glazed windows. Ideal first time buy or buy to let. Viewings are recommended.

£140,000



Hazelwells
sales & lettings

Entrance Hallway

Two windows to the side, wooden flooring, entry phone, storage cupboard housing hot water boiler.

Living Room/Kitchen

16' 7" x 12' 8" (5.06m x 3.87m)

Open plan living room with windows to front and rear, wooden flooring, tv and telephone points. Fitted kitchen with wall and base units, complementary work surfaces with breakfast bar, stainless steel sink with mixer tap. Integrated electric oven, hob, extractor fan, under counter fridge freezer, space for washer/dryer and dishwasher. Two storage heaters.

Bedroom 1

12' 7" x 10' 9" (3.84m x 3.3m)

Window to the side, electric heater and wooden flooring.

Bedroom 2

10' 4" x 9' 6" (3.16m x 2.9m)

Window to the rear, electric storage heater, door to the rear stairwell and wooden flooring.

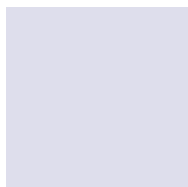
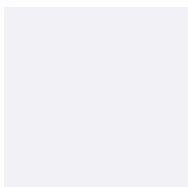
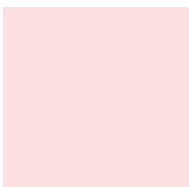
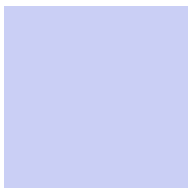
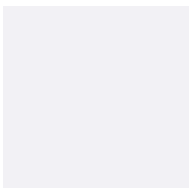
Bathroom

7' 1" x 4' 1" (2.17m x 1.26m)

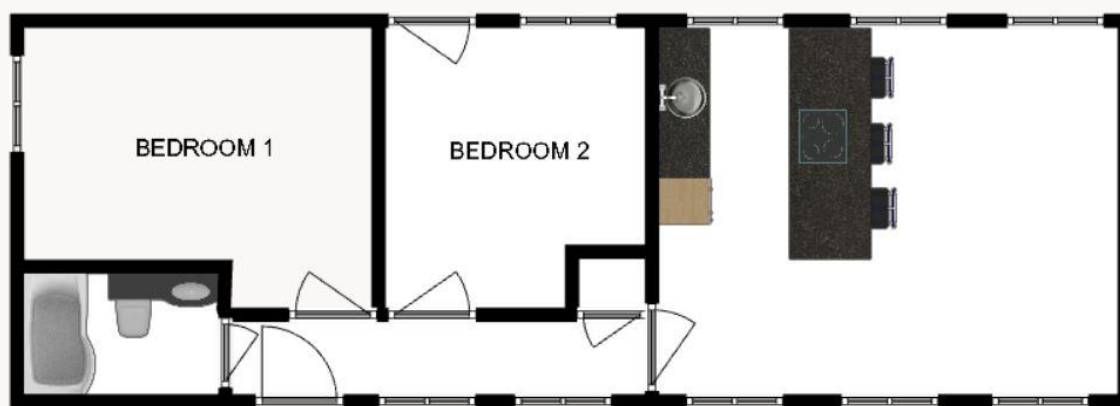
Fitted bathroom suite comprising wc, wash hand basin, panel bath with shower over. Extractor fan, electric towel rail radiator, part tiled walls.

Tenure: Leasehold - we are advised that the property is leasehold 999 yrs from 2004

Management fee: £78pcm approx.







FLOORPLAN

ILLUSTRATION PURPOSES ONLY. COPYRIGHT HAZELWELLS

Energy Performance Certificate



3 The Goldthread Works, Avenham Road, PRESTON, PR1 3TF

Dwelling type: Mid-floor flat
Date of assessment: 28 October 2015
Date of certificate: 01 November 2015

Reference number: 8655-7220-4639-7038-4926
Type of assessment: RdSAP, existing dwelling
Total floor area: 49 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,359
Over 3 years you could save	£ 387

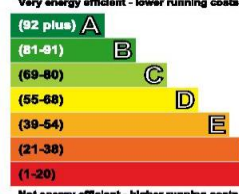
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 153 over 3 years	
Heating	£ 822 over 3 years	£ 489 over 3 years	
Hot Water	£ 387 over 3 years	£ 330 over 3 years	
Totals	£ 1,359	£ 972	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
74	81

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 High heat retention storage heaters	£1,200 - £1,800	£ 174	✓
2 Heat recovery system for mixer showers	£585 - £725	£ 57	✓
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 153	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. PROPERTY MISDESCRIPTORS: The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.