



Avenham Road

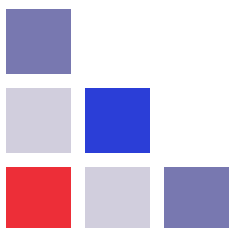
NO CHAIN

Preston PR1 3TH

Hazelwells are delighted to offer for sale this immaculate and spacious 1 bedroom first floor apartment situated in a character building in the City Centre. Ideally located for access to all city centre amenities, close to Winckley Square and a short walk to the train and bus station. The apartment offers spacious accommodation with character and charm. The accommodation briefly comprises; communal hall, entrance hall, open plan living room with fitted kitchen, a large bedroom with three windows overlooking Avenham Road and bathroom suite. The property is very well presented, has sash windows and is warmed by electric heating. An ideal first time buy, buy to let or for those looking for a city pad.

Offering approximately 55sqm (592 sqft) of living space. No onward chain, early viewings are highly recommended.

£115,000



Hazelwells
sales & lettings

Communal Hall

An entrance hallway providing access to only three apartments. Stairs to the first floor.

Entrance Hall

Wood laminate flooring, storage heater, entry phone.

Living Room

20' 11" x 14' 1" (6.38m x 4.30m)

Wood laminate flooring, double glazed sash window to the rear, electric storage heater. The fitted kitchen has wall and base units, sink with mixer tap, complimentary work surfaces and breakfast bar. Integrated Bosch appliances including, fridge freezer, oven hob and extractor fan. Space for dishwasher and washing machine. Storage cupboard housing the hot water cylinder.

Bedroom

12' 7" x 14' 5" (increases to 23' 1") (3.83m x 4.39m (increases to 7.03m))

Spacious bedroom with three sash windows to the front, storage heater.

Bathroom

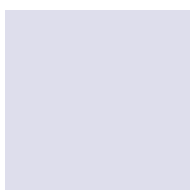
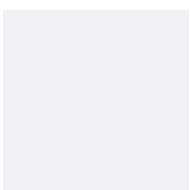
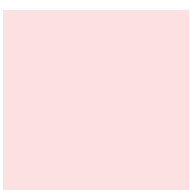
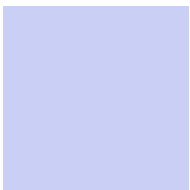
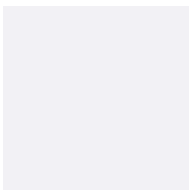
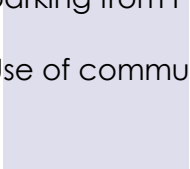
4' 11" x 7' 5" (1.51m x 2.26m)

A modern fitted bathroom with wc, wash hand basin and panel bath with shower over. Tiled floor and walls, fitted mirror and wall lights, extractor fan.

Exterior & Parking

Parking permits available, AV1 residents parking from Preston City Council.

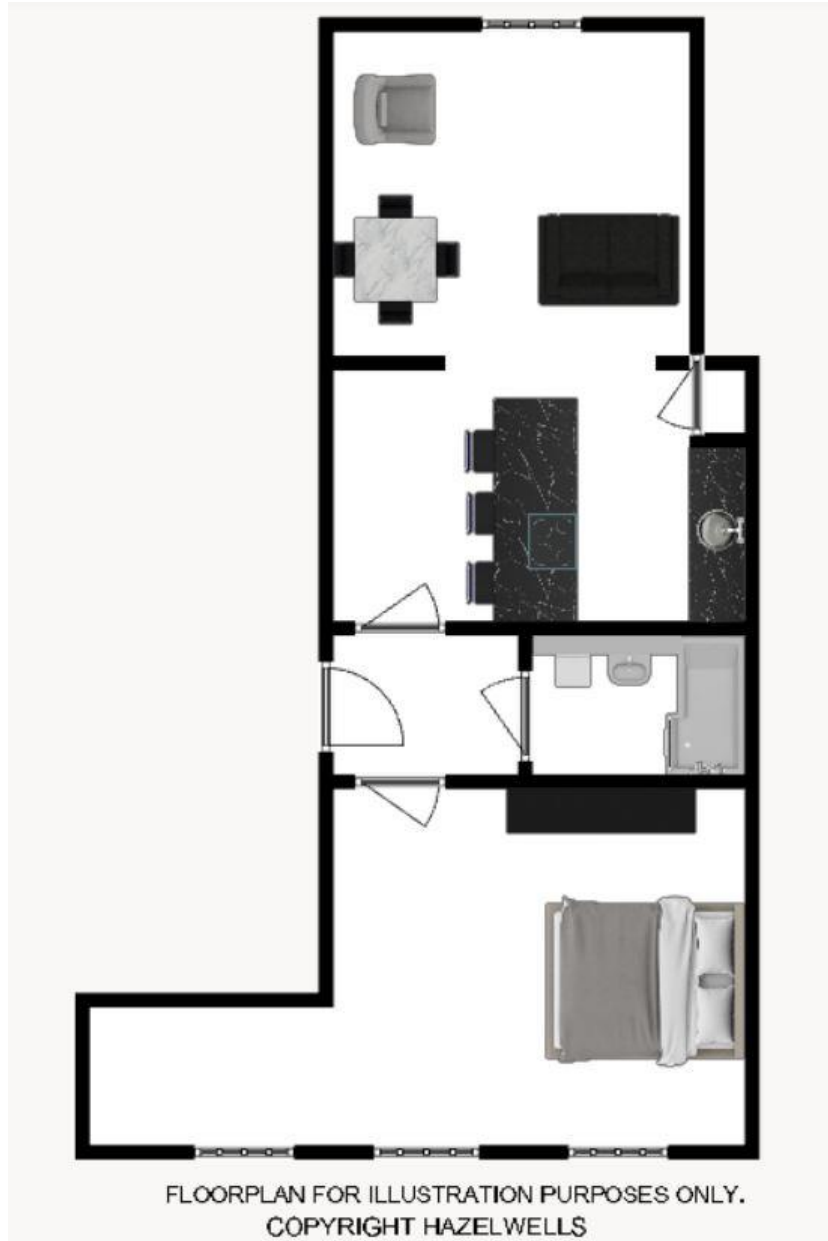
Use of communal courtyard.



Tenure: Leasehold - we are advised that it is long leasehold 999 yrs from 2004 Management fee: £80pcm approx.

EPC Rating: D





If you are thinking of selling 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 MISDESCRIPTIONS:** 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.