



## Quins Croft, Leyland

£110,000

Ben Rose Estate Agents are pleased to present to market this two-bedroom ground floor apartment, located on the popular Oaks development in Leyland. This property would make an ideal purchase for a first-time buyer, someone looking to downsize, or an investor seeking a well-situated home. The apartment is conveniently positioned close to Leyland town centre, offering a great selection of local shops, cafés, and amenities. Excellent travel links are nearby, including Leyland train station and easy access to the M6 and M61 motorways, providing direct routes to Preston, Manchester, and beyond.

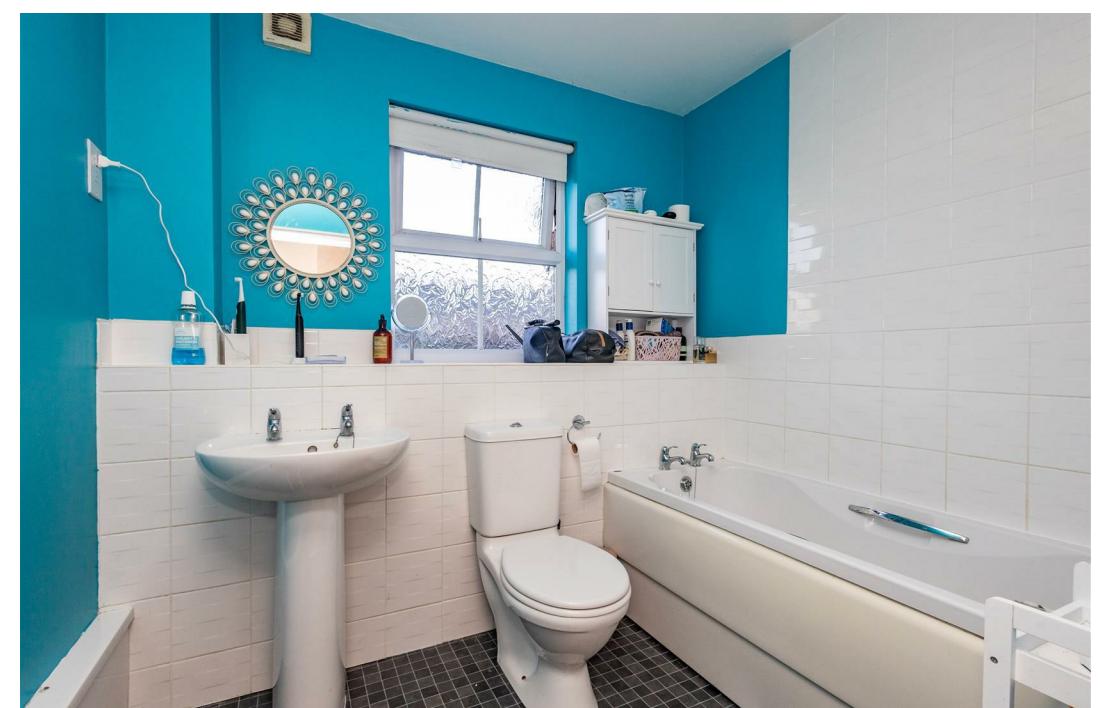
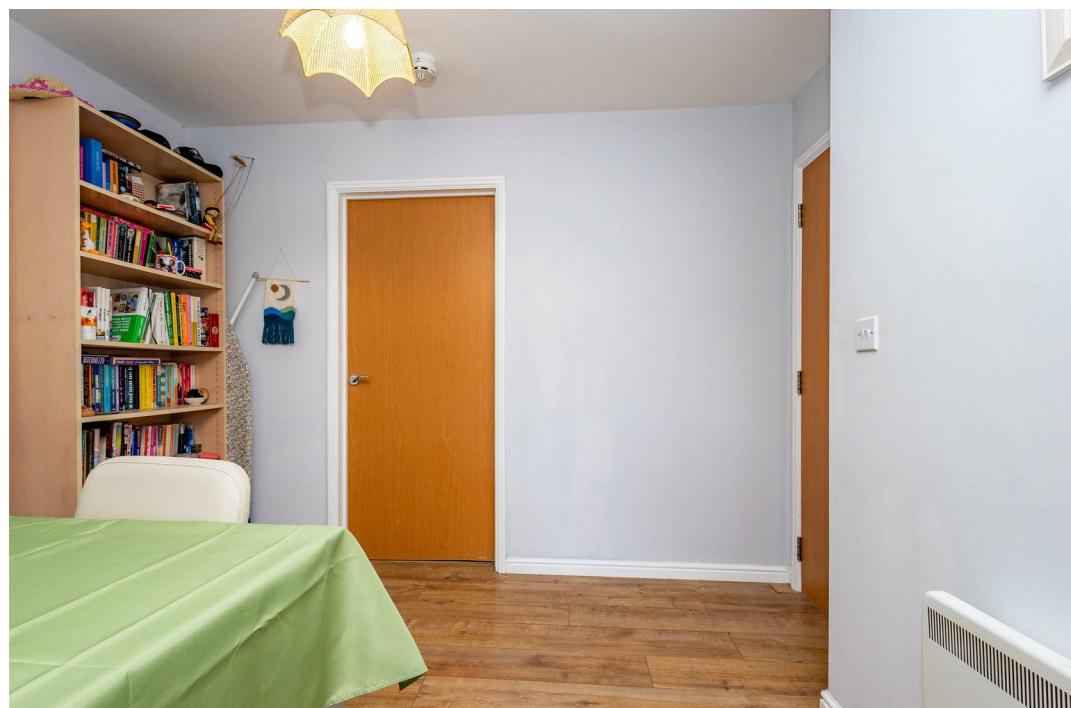
Internally, the property briefly comprises a welcoming entrance hallway giving access to all main rooms. The spacious lounge/diner enjoys a bright and airy feel, with a large front-facing window allowing plenty of natural light to flood the space. Adjacent to this is a compact but functional kitchen featuring a range of units and some integrated appliances.

There are two bedrooms, with the master benefitting from built-in wardrobes and a generously sized ensuite shower room. The second bedroom offers flexibility to be used as a guest room or home office. Completing the internal accommodation is a good-sized family bathroom with a bath and two handy storage cupboards off the hallway – one ideal for coats or cleaning supplies.

Externally, the property benefits from one allocated parking space to the rear. The development itself offers maintained communal areas and is situated within a quiet and convenient residential location.

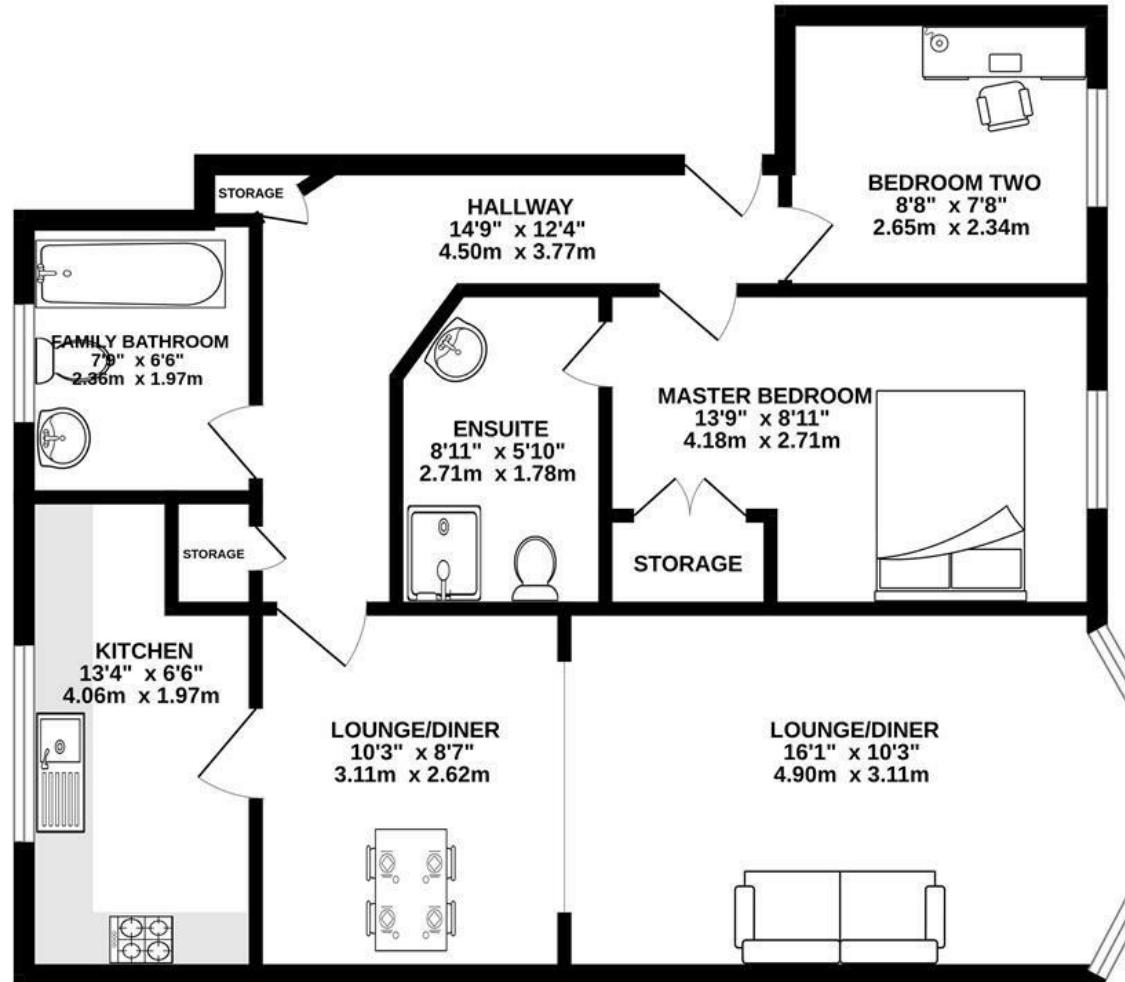
Overall, this apartment offers spacious living in a desirable Leyland setting, close to excellent transport links and everyday amenities – an ideal opportunity for those looking to put their own stamp on a well-located home.





## GROUND FLOOR

714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

