



37 Croft Manor Croft Manor, Mason Close, Freckleton, Preston, Lancashire, PR4 1RG

Asking Price £89,000

- Two Bedroom First Floor Apartment
- Parking Space
- Over 45's Only
- Chain Free
- Modern Bathroom
- Large Fully Insulated Loft
- EPC = C

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FIRST FLOOR PURPOSE BUILT APARTMENT IN VILLAGE LOCATION Two bedroom first floor apartment located in a purpose built complex close to village amenities. Secure entry system to communal hallway and lift to the first floor. Private Hallway, Lounge with fire surround, Modern Kitchen, Bedroom One with fitted robes, Bedroom 2/Dining Room and Modern Bathroom, uPVC Double Glazing and Economy 7 Heating. The communal facilities include lounge, laundry room and guest suite. Communal garden with patio area and greenhouse, parking space. ****Over 45's only**** Chain Free. EPC = C



Council Tax Band: B

Tenure: Freehold



Entrance Hallway

Private entrance door leads into L shaped hallway with door to large airing/storage room, corniced ceiling, access to part boarded loft with pull down ladder.

Lounge

16'8" x 9'8"

uPVC double glazed window to the front overlooking the garden areas, period style fire surround with marble insert, plinth and power point for electric fire. Two wall lights, corniced ceiling, electric storage heater and door with glazed panels leading into the Kitchen.

Kitchen

9'8" x 5'9"

A range of eye and base level units in beech effect incorporating cupboards and drawers, concealed lighting over laminate work surfaces and tiled splash back. Built in fridge, eye level electric oven and microwave, inset stainless steel sink and mixer tap, inset halogen hob with extractor over, corniced ceiling, ceramic tiled floor.

Bedroom One

17'0" x 8'5"

uPVC double glazed window to the front elevation overlooking the garden areas, a comprehensive range of built in storage incorporating mirror fronted wardrobes, overhead cupboards, dressing table with drawers and bedside cabinet. Two matching wall lights, electric storage heater and corniced ceiling.

Bedroom Two

13'5" x 6'8"

Currently being used as a dining room with uPVC double glazed window to the front elevation, two matching wall lights, corniced ceiling and electric storage heater.

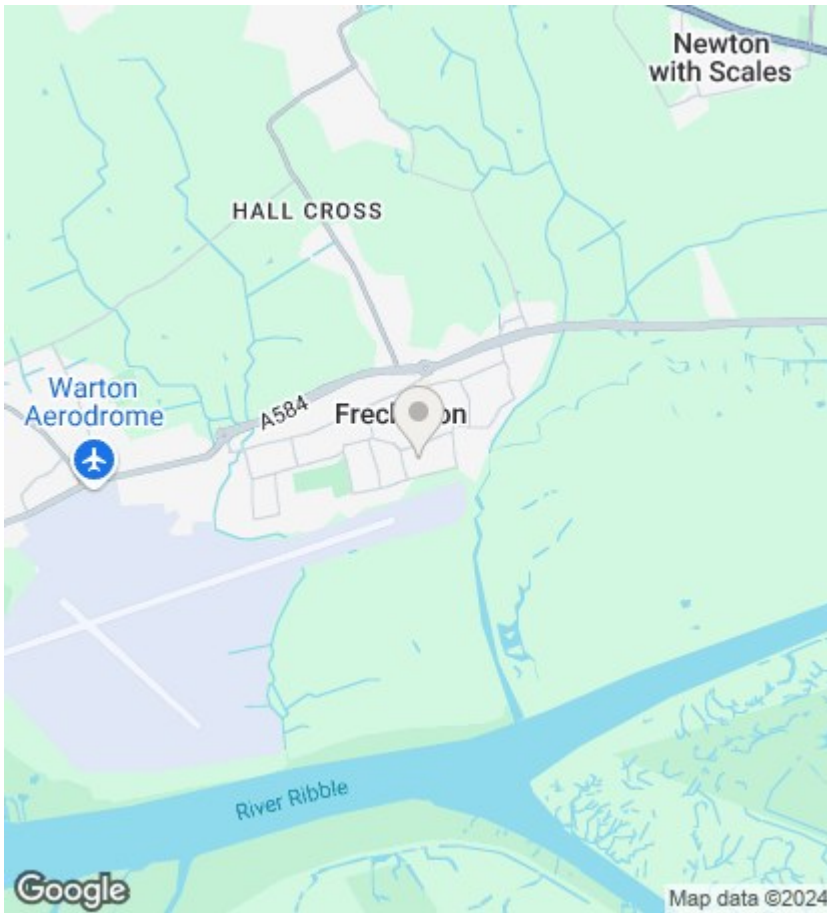
Bathroom

8'5" x 5'6"

A modern three piece suite in white comprising step in shower cubicle with sliding doors and Triton electric shower, vanity unit with hand wash basin and WC. Wall mounted heated towel rail, electric heater, fully tiled walls, corniced ceiling, extractor fan, illuminated mirror and vinyl flooring.

Communal Areas

Secure entry system into communal hallway, lounge area, laundry room and guest suite. There is a monthly service charge of £139 per month from Sep 24. This covers building insurance, all water and sewage, communal electricity, window cleaning, gardening, general cleaning and upkeep and maintenance of the building. No ground rent.



Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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	

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