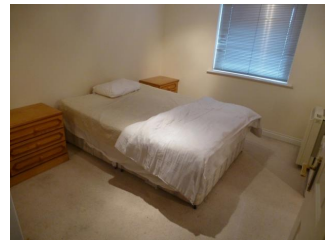


192 Trafalgar Wharf, Mountbatten Close, Preston, PR2 2XF



£130,000

- MODERN TOP FLOOR ONE BEDROOM APARTMENT
- IN SOUGHT AFTER LOCATION ON PRESTON DOCKLANDS
- MODERNISED TO A HIGH STANDARD
- LARGE LOUNGE/DINER, KITCHEN WITH ALL APPLIANCES
- ONE DOUBLE BEDROOM WITH WALK IN DRESSING ROOM
- SECURE UNDERGROUND PARKING SPACE
- DOUBLE GLAZING, ECONOMY HEATING, C ENERGY RATING

****INVESTMENT OPPORTUNITY**CHAIN FREE****

A modern one/two bedroom apartment available in Trafalgar Wharf in the sought after location of Preston Docklands. The property briefly comprises a large lounge/diner, modern fitted kitchen with appliances, good sized double bedroom, converted second room into walk in wardrobe/dressing room and modern fitted 3 piece bathroom. The second double bedroom of this property has been converted onto a walk in wardrobe but can easily be converted back to a bedroom if desired. The property also boasts a designated secure parking space, economy heating, south facing balcony, modern furnishings and C energy efficiency rating.

****This property can be offered with a tenant in situ with a monthly rental income of £650 p/m****

HALLWAY

12'06" (3m 81cm) x 3'09" (1m 14cm)

L-Shaped hallway with carpet and large storage cupboard.



LOUNGE/DINER

22'10" (6m 95cm) x 8'04" (2m 54cm)

Large carpeted lounge and dining area with south facing balcony.



KITCHEN

9'03"x7'11" (2m 41cm)

Modern kitchen with fitted wall and base units and part tiled walls. The kitchen also includes oven and hob, fridge freezer, washing machine.



BEDROOM

12'04" (3m 75cm) x 9'00" (2m 74cm)

Good sized double bedroom with carpet and double bed and bedside cabinets, leading to dressing room



CONVERTED DRESSING ROOM

9'00" (2m 74cm) x 5'02" (1m 57cm)

This room was a second double bedroom but has now been converted into a walk in wardrobe dressing room with plenty of wardrobe and cupboard space. Could easily be converted back into a second bedroom.

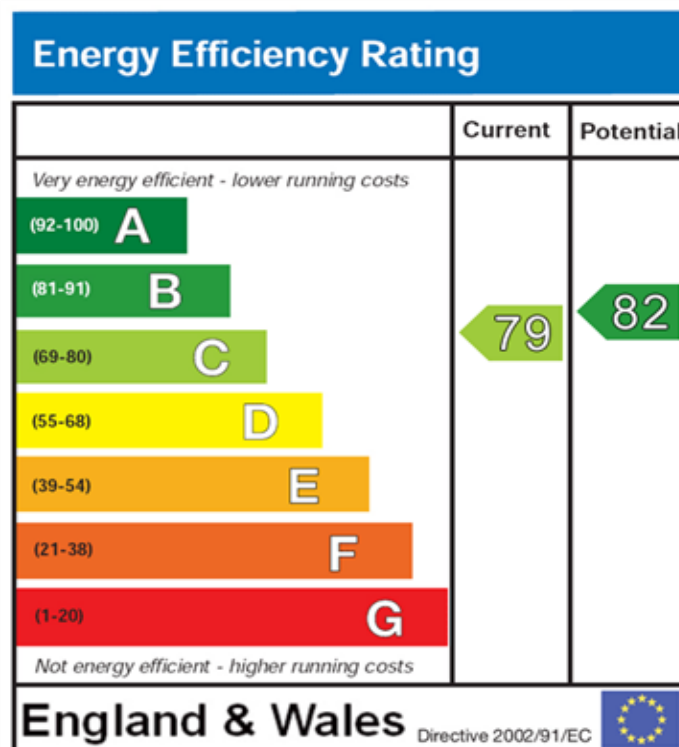


BATHROOM

7'09"x5'06" (1m 67cm)

Very modern 3 piece fitted bathroom, with part tiles walls, white bathroom suite including shower over bath, vanity unit with mirror and towel rail.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

