



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863

£100,000

16 Church View, Tarleton, Preston, PR4 6UW



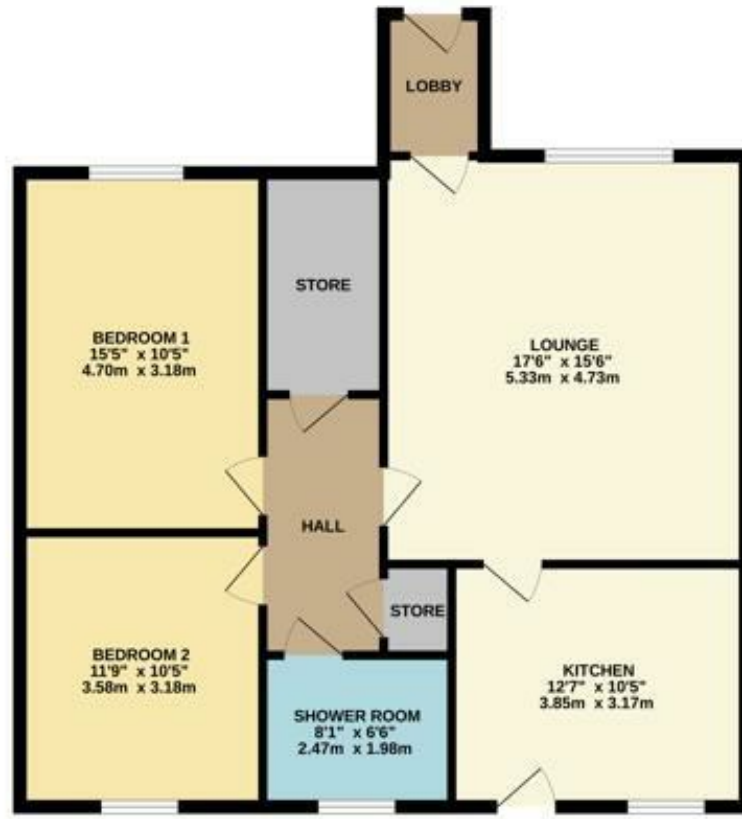
### PROPERTY SUMMARY

For the over '55's. A spacious ground floor apartment in sought after cul de sac location convenient for all the amenities of Tarleton Village. The accommodation comprises entrance hall with intercom entry system, Large lounge, kitchen with door leading to communal gardens, two double bedrooms, bathroom, communal gardens and allocated parking space . NO CHAIN!





GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



TWO BEDROOM GROUND FLOOR PLAN  
TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures and appliances shown here are shown as best as is possible as to their operation or efficiency can be given.  
Made with Floorplan 11/2010

## LOCAL AUTHORITY

West Lancs

## TENURE

Leasehold

## COUNCIL TAX BAND

B

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 69                         | 76        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.