



## 74 PRINCES REACH

ASHTON-ON-RIBBLE, PRESTON, PR2 2GB

Per Month £1,300 Per Month

- Luxury Fully Furnished Duplex Penthouse Apartment
- Superb Docklands Location - Ideally Placed for Preston City Centre
- Master Bedroom with Fitted Wardrobes & En-Suite
- Double Bedroom with Fitted Wardrobes
- Large Office/Spacious Third Double Bedroom
- Dining Room
- Large Lounge with Balcony
- Roof Terrace Overlooking the Marina
- Three Balconies
- Allocated Parking for Several Vehicles

**MARIE HOLMES**

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\*\*\* FULLY FURNISHED THREE BEDROOM LUXURY DUPLEX PENTHOUSE APARTMENT \*\*\*Experience luxury living at its finest in this exquisite duplex penthouse apartment nestled in the highly sought-after Docklands of Preston. Boasting unparalleled views of the Marina from two balconies and a breathtaking roof terrace, this residence offers an unparalleled opportunity to bask in the beauty of sunrise to sunset.

Step into this one-of-a-kind apartment and be greeted by an ambiance of sophistication and spaciousness. The lower level is dedicated to private retreats, featuring three generously sized double bedrooms. The master suite is a haven of indulgence, complete with an ensuite bathroom and its own private balcony, while a spacious family bathroom ensures convenience for residents and guests alike.

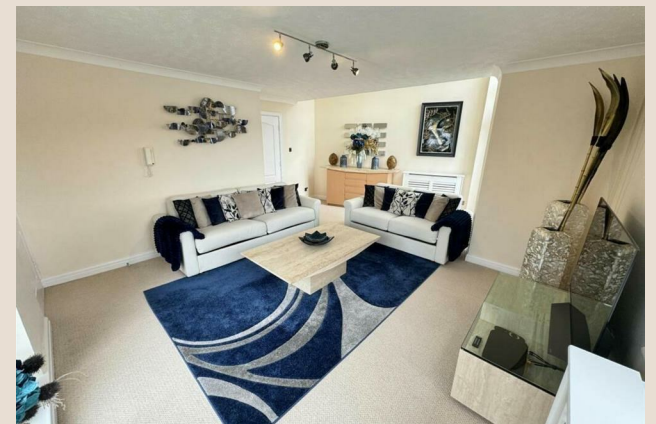
Ascend to the upper floor and discover a realm of luxury that continues to captivate. A versatile landing area offers the perfect space for a home office, while a beautifully appointed kitchen and dining room provide the ideal setting for culinary delights and entertaining. The pièce de résistance undoubtedly lies in the expansive living/dining room, where luxury takes center stage. With its open, vaulted ceiling and floor-to-ceiling glazing, this space exudes elegance and sophistication. Step outside onto the feature balcony or French doors leading to the enchanting roof terrace, where you can unwind and soak in the panoramic views of the Marina and beyond.

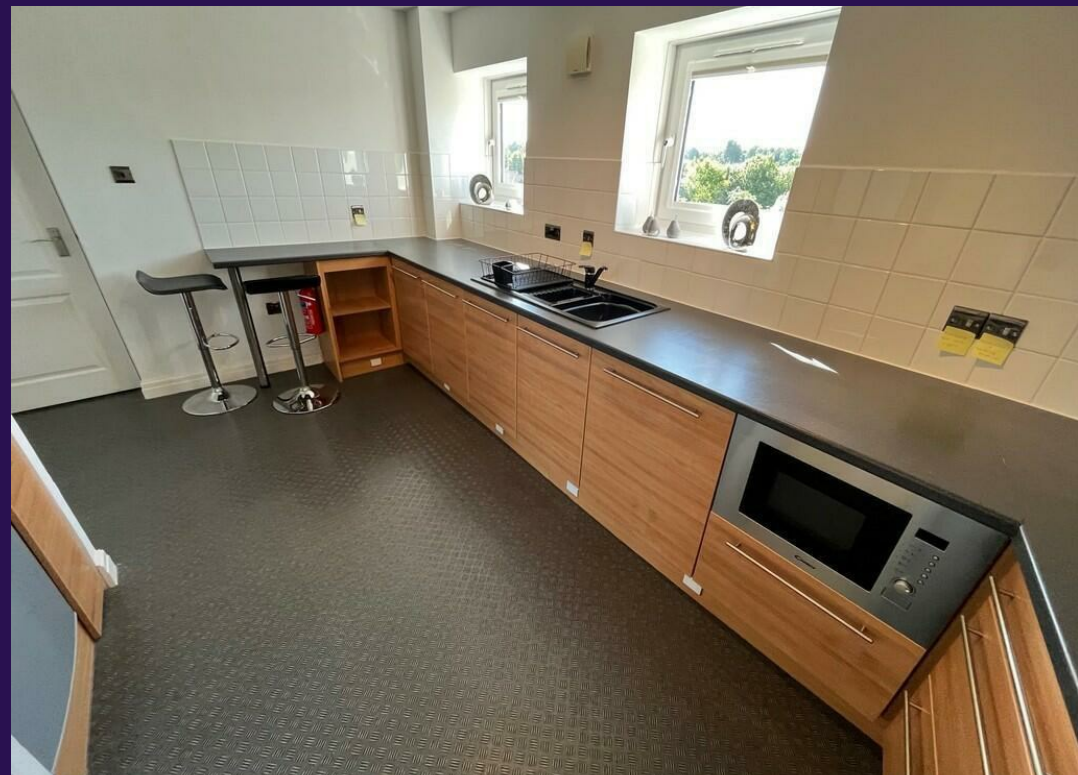
Outside, revel in the rare advantage of designated parking and a convenient carport, ensuring both security and convenience for residents. This luxury duplex penthouse apartment offers a lifestyle of unparalleled opulence and sophistication, with its light-filled interiors, stunning views, and unparalleled attention to detail. Don't miss the opportunity to make this extraordinary residence your own.

The property benefits from allocated parking for several vehicles.  
Available long term. Early Viewing Advised.



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### ADDITIONAL INFORMATION

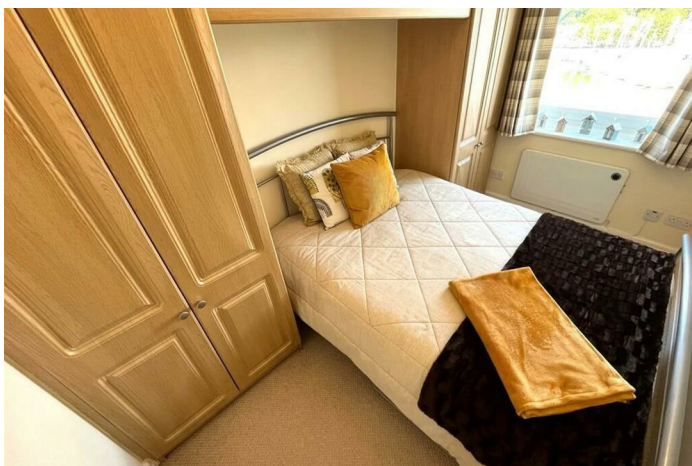
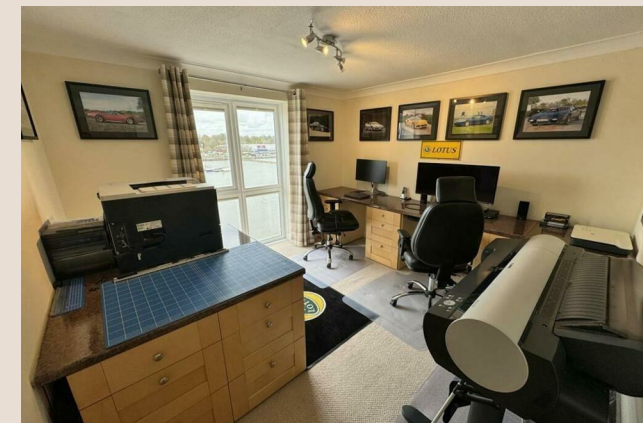
**Local Authority** – Preston City Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

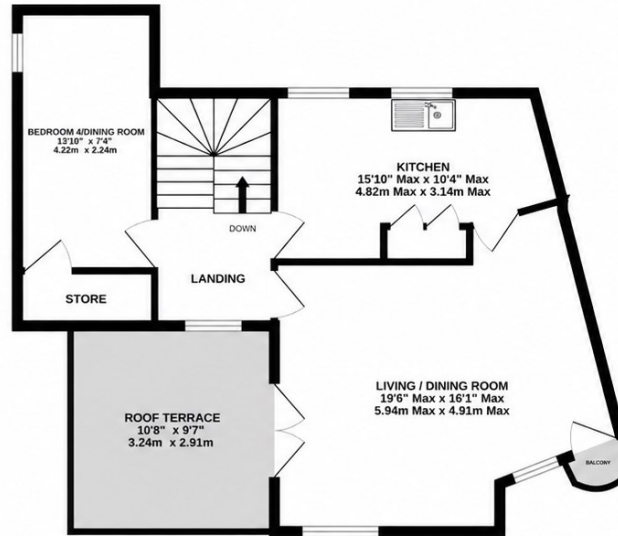
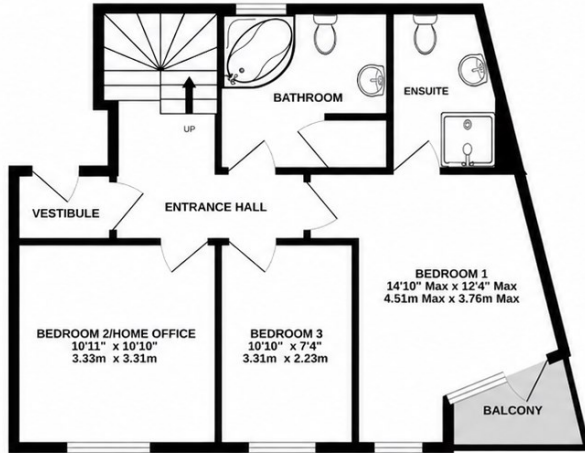
**Tenure** –

**EPC Rating** – C



LOWER FLOOR  
574 sq.ft. (53.3 sq.m.) approx.

UPPER FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



PRINCES REACH, ASHTON ON RIBBLE, PR2 2GB

TOTAL FLOOR AREA: 1140 sq.ft. (105.9 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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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			
England & Wales		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			
England & Wales		EU Directive 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/tenants are advised to recheck the measurements.

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