

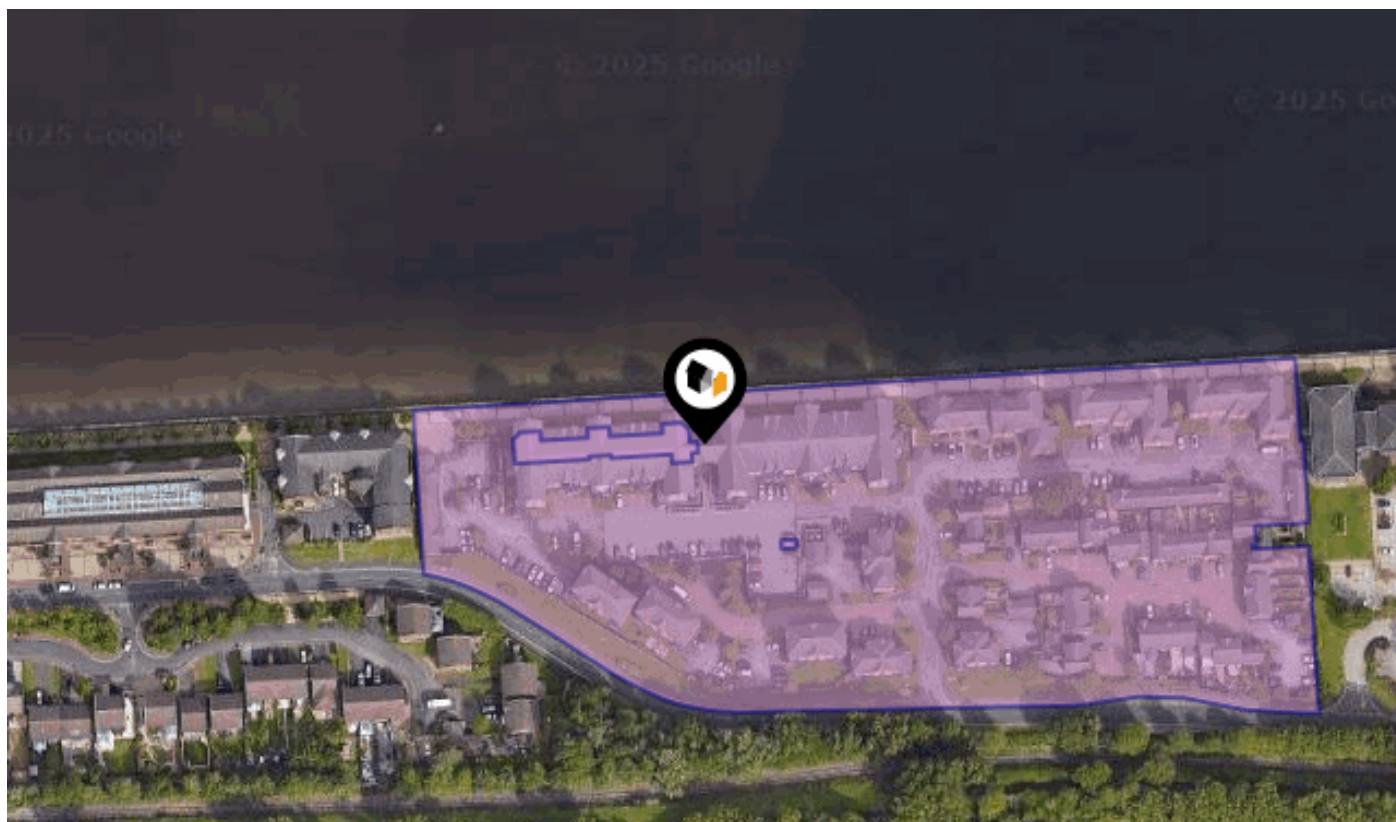


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 09<sup>th</sup> December 2025**



## MOUNTBATTEN CLOSE, ASHTON-ON-RIBBLE, PRESTON, PR2

### Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



\* 2-Bedroom Elevated Ground-Floor Apartment With Marina Views \* Modern Kitchen, Spacious Living/Dining Room, and Private Balcony \* Allocated Secure Underground Parking Space

An excellent opportunity to acquire this well presented two-bedroom ground-floor apartment in the highly sought-after Preston Docklands development. Perfect for first-time buyers or investors, this apartment combines modern comfort with a prime waterside location. The property boasts a spacious living/dining room, with a private balcony offering lovely views over the marina, ideal for relaxing or entertaining. A modern fitted kitchen with space and plumbing for a dishwasher, washing machine, and freestanding tall fridge/freezer. There are two generously sized bedrooms and a contemporary bathroom. Additional benefits include an allocated secure underground parking space. Situated in the heart of Preston Docklands, the apartment is close to local amenities, shops, cafes, transport links, and scenic dockside walks. This is a fantastic opportunity to enjoy stylish, modern living in a popular and convenient location.



## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	602 ft <sup>2</sup> / 56 m <sup>2</sup>
Plot Area:	6.98 acres
Year Built :	2001
Council Tax :	Band B
Annual Estimate:	£1,927
Title Number:	LAN18385

Tenure:	Leasehold
Start Date:	10/07/2005
End Date:	01/01/2996
Lease Term:	999 years from 1 January 1997
Term Remaining:	970 years

## Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	High
• Surface Water	Very low

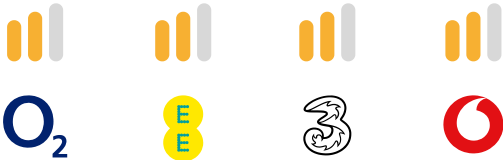
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>11</b>	<b>80</b>	<b>1800</b>
mb/s	mb/s	mb/s
		

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

### Freehold Title Plan



**LA816902**

### Leasehold Title Plan

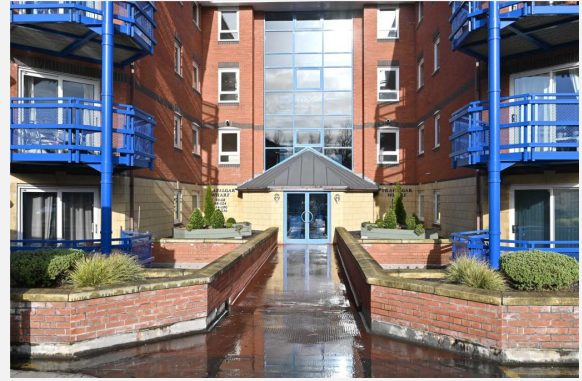


**LAN18385**

Start Date: 13/12/2001  
End Date: 01/01/2996  
Lease Term: 999 years (less 10 days) from 1 January 1997  
Term: 970 years  
Remaining:

Start Date: 10/07/2005  
End Date: 01/01/2996  
Lease Term: 999 years from 1 January 1997  
Term: 970 years  
Remaining:



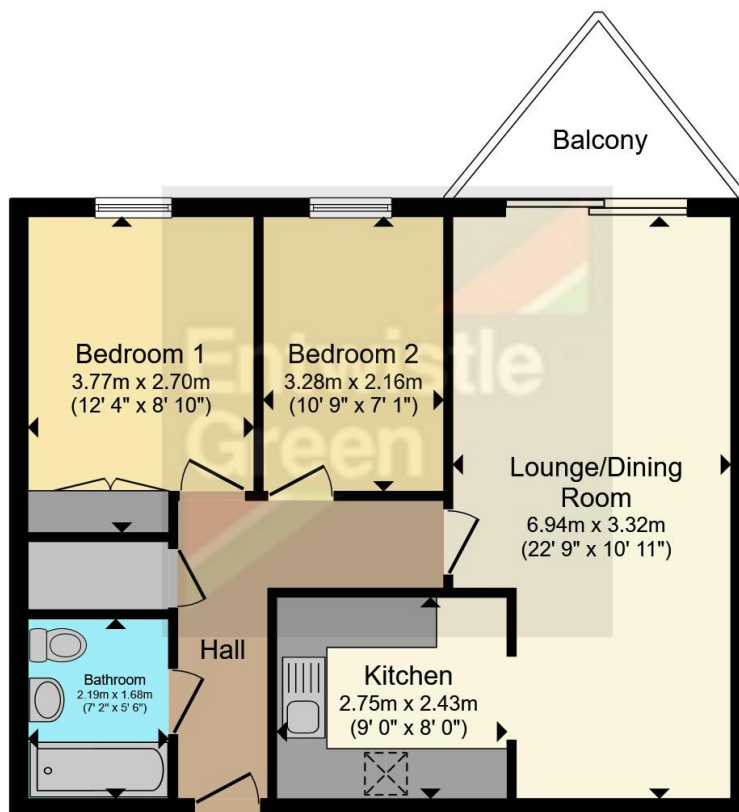








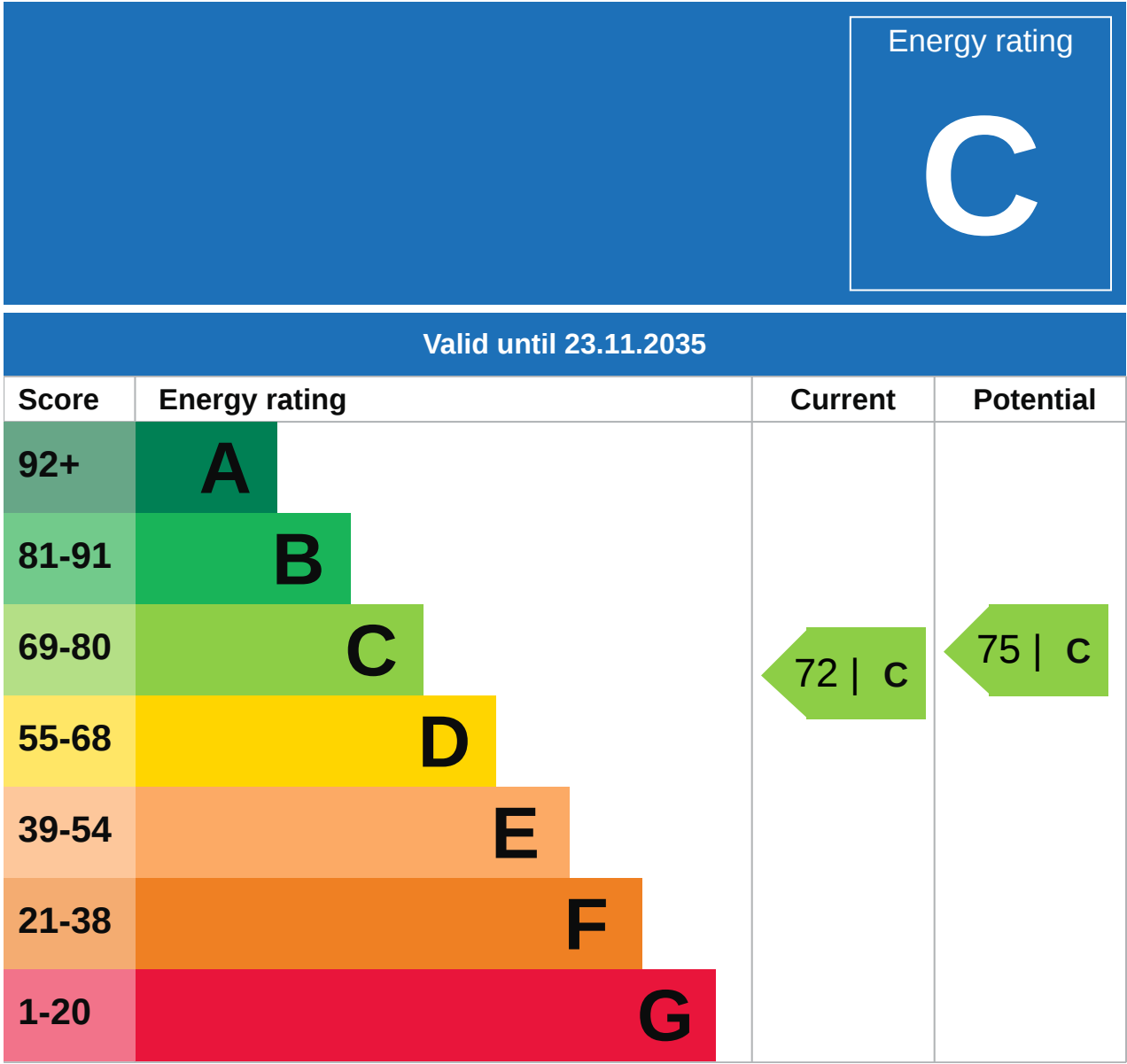
## MOUNTBATTEN CLOSE, ASHTON-ON-RIBBLE, PRESTON, PR2



Total floor area 58.2 sq.m. (626 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





### Additional EPC Data

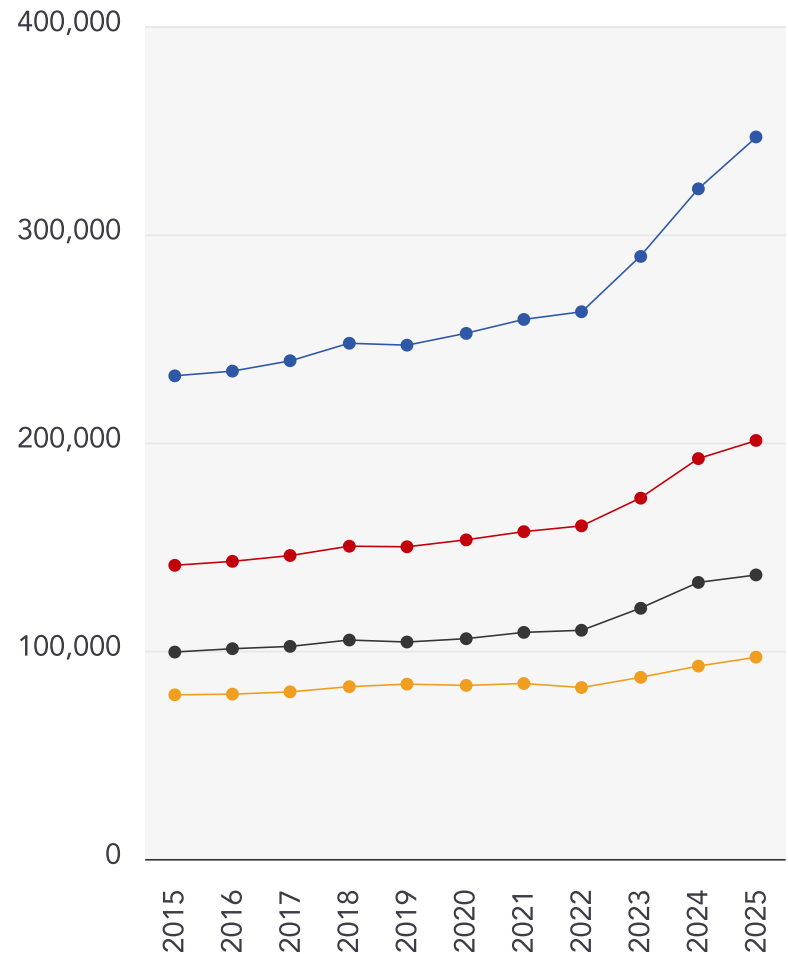
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<b>Property Type:</b>	Ground-floor flat
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Cavity wall, filled cavity
<b>Roof:</b>	(another dwelling above)
<b>Roof Energy:</b>	(another dwelling above)
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Electric immersion, off-peak
<b>Lighting:</b>	Excellent lighting efficiency
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	56 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

**+49.45%**

Semi-Detached

**+42.52%**

Terraced

**+37.28%**

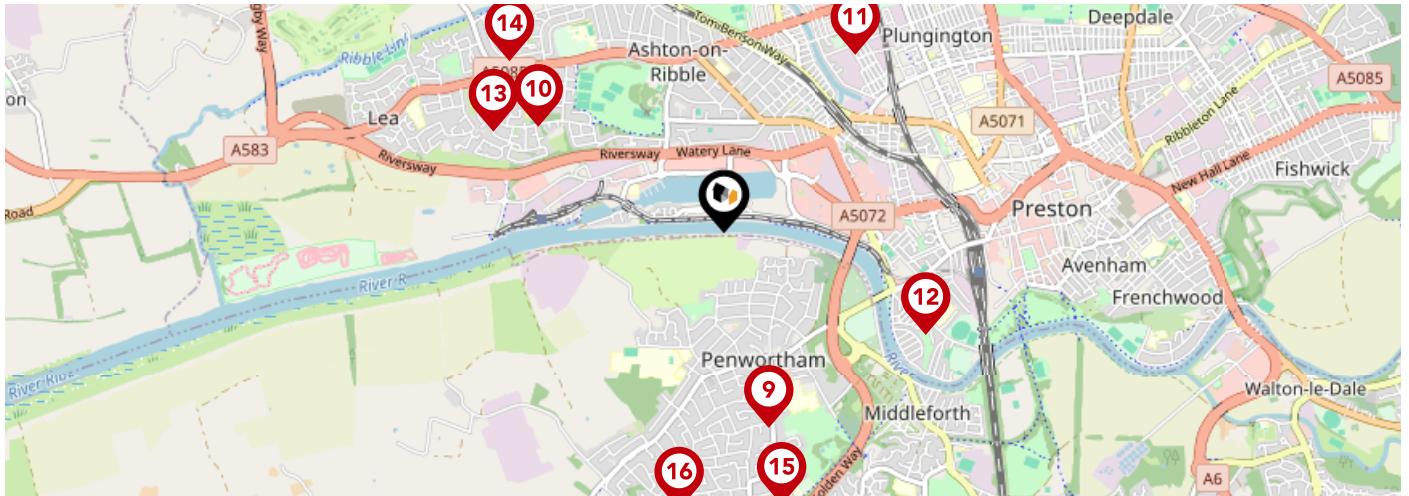
Flat









**+22.94%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Limes School</b> Ofsted Rating: Good   Pupils: 5   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 2   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sacred Heart Catholic Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ashton-on-Ribble St Andrew's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Penwortham Priory Academy</b> Ofsted Rating: Good   Pupils: 762   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ashton Community Science College</b> Ofsted Rating: Good   Pupils: 854   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

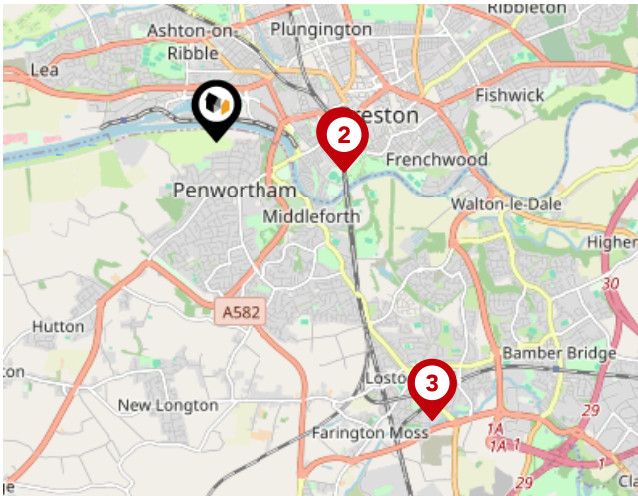




		Nursery	Primary	Secondary	College	Private
	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 801   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Royal Cross Primary School</b> Ofsted Rating: Outstanding   Pupils: 26   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Roebuck School</b> Ofsted Rating: Good   Pupils: 334   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 351   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lea Community Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashton Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

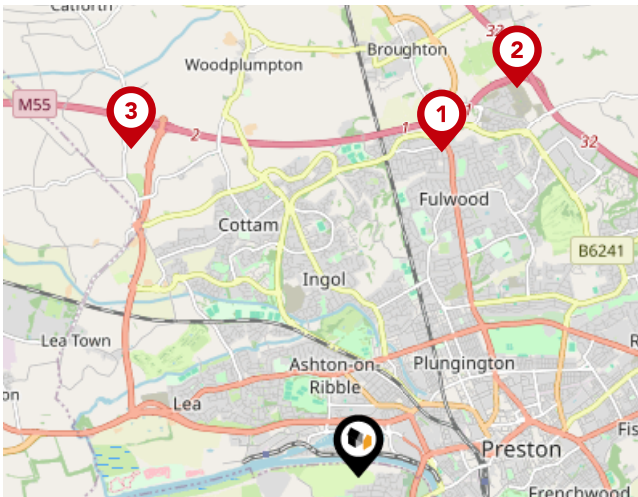
# Area

## Transport (National)



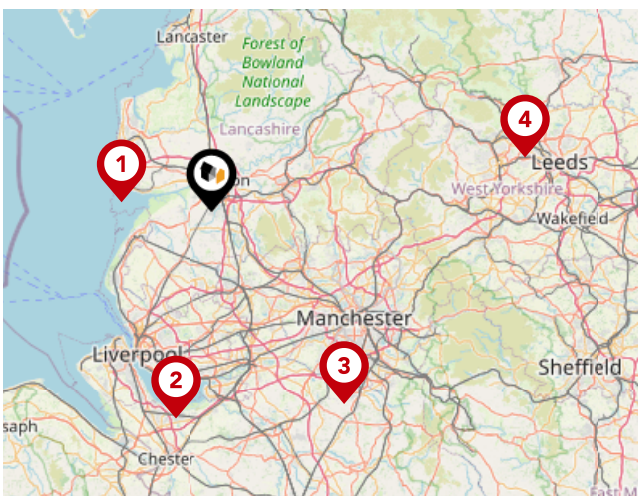
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.13 miles
2	Preston Rail Station	1.17 miles
3	Lostock Hall Rail Station	3.1 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.94 miles
2	M6 J32	3.67 miles
3	M55 J2	3.49 miles
4	M65 J1A	3.98 miles
5	M6 J31A	3.68 miles

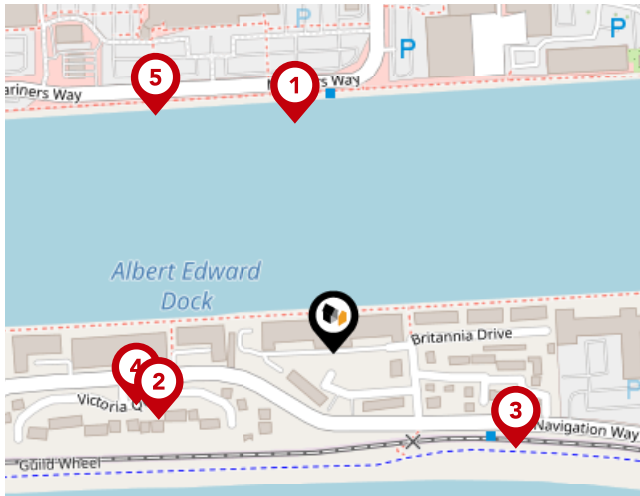


### Airports/Helipads

Pin	Name	Distance
1	Highfield	12.63 miles
2	Speke	29.61 miles
3	Manchester Airport	32.94 miles
4	Leeds Bradford Airport	44.52 miles

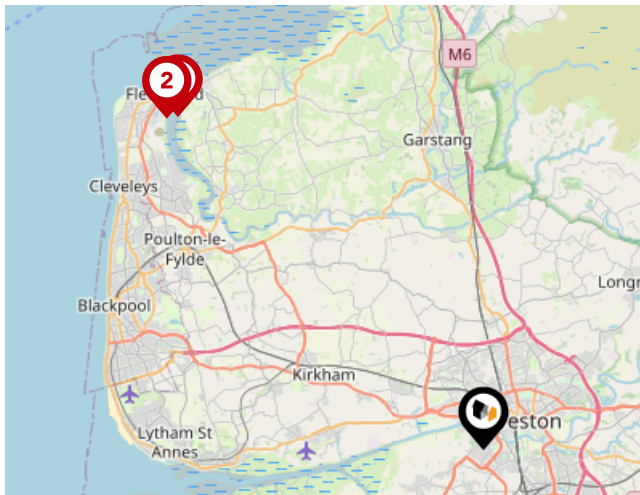
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Morrisons	0.13 miles
2	Victoria Mansions	0.1 miles
3	Britannia Drive	0.11 miles
4	Victoria Mansions	0.11 miles
5	Morrisons	0.16 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.84 miles
2	Fleetwood for Knott End Ferry Landing	16.05 miles



### Roberts & Co

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Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

#### Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

### Financial Services

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Who are Roberts&Co?

There is not just one reason why you should sell with Roberts&Co, we like to think there's many more.

Our dedicated branch teams...

Roberts&Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.



### Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

### Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

### Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

### Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



@Roberts\_and\_Co



/roberts\_and\_co\_sales\_lettings/

# Roberts & Co

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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