



## 17 PENWORTHAM HALL GARDENS PENWORTHAM, PRESTON, PR1 9TG

Offers In The Region Of **£89,950**  
LEASEHOLD

- First Floor Apartment in Sought After Location
- Modern Throughout
- Over 55's & 70% Shared Ownership
- Two Bedrooms
- Spacious Lounge
- Stylish Well Equipped Kitchen
- Contemporary Shower Room
- Gas Central Heating
- uPVC Double Glazing
- Car Parking Bays

**MARIE HOLMES**  
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## 17 Penwortham Hall Gardens

\*\*\*OFFERED WITH NO ONWARD CHAIN

DELAY\*\*\* A spacious and modern first floor apartment on the very popular Penwortham Hall Gardens over 55's development. Available on a 70% shared ownership basis. This lovely home has its own entrance at ground floor level with a spacious master bedroom and a further second bedroom, good size lounge/dining room, modern kitchen with quality integrated appliances, and a contemporary three piece shower suite. There is uPVC double glazing and gas central heating. The outlook is great overlooking the well maintained communal gardens and scattered seating areas as well as dedicated outdoor laundry compound. There are also parking bays available. Being set in a very tranquil environment and yet within easy access to the local amenities, doctors and pharmacy as well as a handy bus route. Viewing is essential and No Chain Delay.



### Entrance

Ground floor level access with stairs to first floor.

### First Floor Landing

With two large storage cupboards, ceiling lights and doors off.

### Lounge

13'2" x 13'9" (4.01 x 4.19)

A lovely bright and spacious lounge room with uPVC double glazed window to the rear, radiator, ceiling light.

### Kitchen

8'8" x 7'9" (2.64 x 2.36 (2.63 x 2.37))

A modern kitchen with a range of well designed wall, drawer and base units with contrasting working surfaces, stainless steel sink unit and drainer, plumbed for washer, Neff induction hob with extractor above, Neff double electric oven, space for fridge freezer and uPVC double glazed window.

### Bedroom One

14'10" x 10'5" (4.52 x 3.18)

A spacious double bedroom with a uPVC double glazed window to the front, radiator and ceiling light.

### Bedroom Two

10'5" x 8'1" (3.18 x 2.46)

With a uPVC double glazed window, radiator and ceiling light.

### Shower Room

With a contemporary three piece suite comprising, quadrant glazed shower compartment with electric shower, wash hand basin and low suite WC, extractor fan, heated towel rail

### Outside

There are beautiful landscaped communal gardens, scattered seating areas, car parking bay and an outdoor laundry compound area.

### Shared Ownership

There is no rental charge applicable in respect of the remaining 30% share. There is an monthly service charge fee which is approximately £180pcm which includes buildings insurance, gardening etc. Further information available upon request.

### Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and

reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

#### MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

#### WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

#### GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

#### NOTICE:

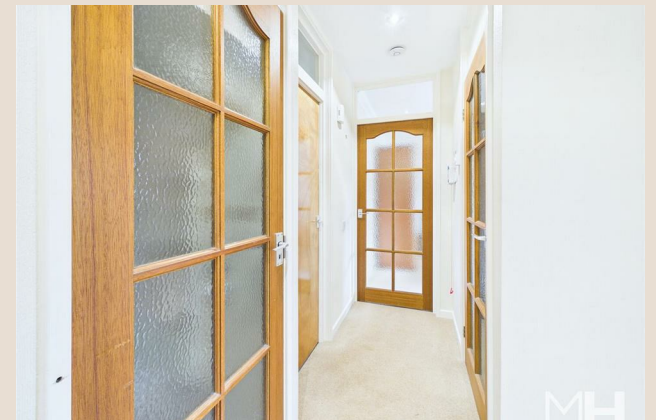
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must

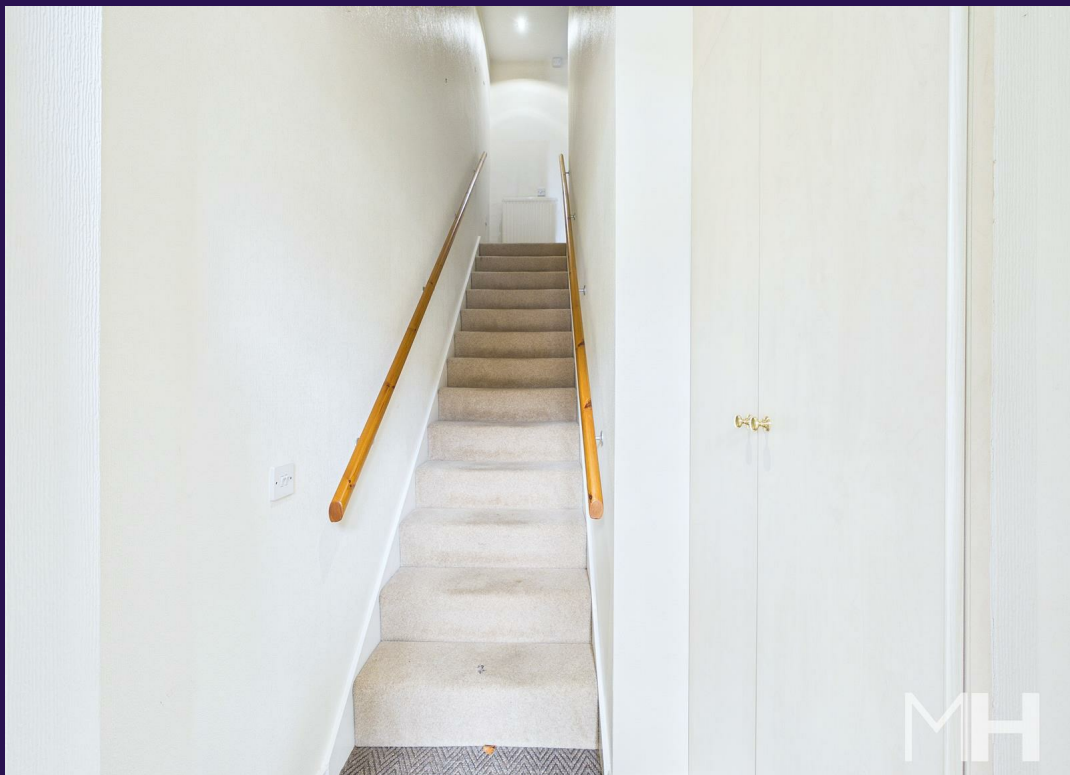
undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

#### THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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### ADDITIONAL INFORMATION

**Local Authority** –

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Tenure** – Leasehold

**EPC Rating** – C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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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