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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Thursday 16th April 2026**



## **VICTORIA MANSIONS, NAVIGATION WAY, ASHTON-ON-RIBBLE, PRESTON, PR2**

### **Roberts & Co**

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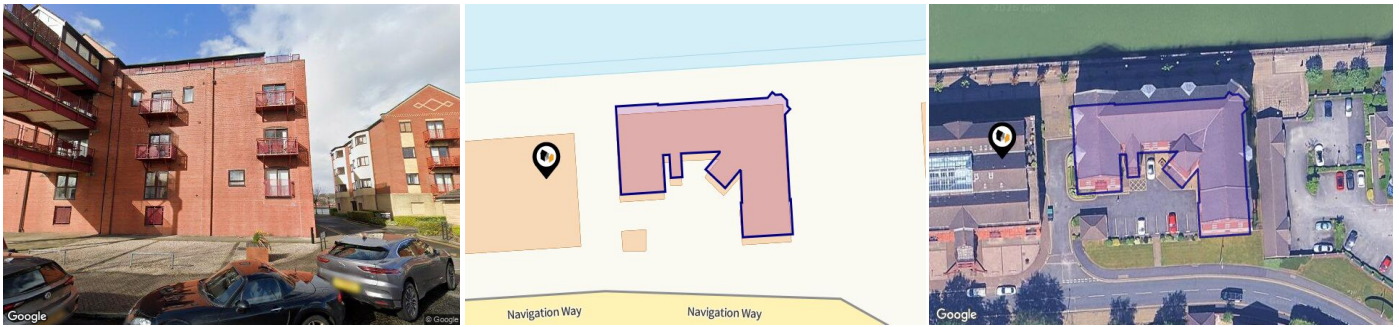


# Introduction

## Our Comments

\* 2 Bedroom Penthouse Apartment \* Secure Ground Floor Parking for 2 Cars \* Offered With No Chain

Situated in the heart of Preston Docklands, this impressive penthouse apartment enjoys a prime position within easy reach of a wide range of local amenities, including shops, cafés, transport links, and picturesque dockside walks. Offering a superb blend of convenience and lifestyle, it presents an excellent opportunity for those seeking modern, waterside living in a highly desirable location. Accessed via a shared lift, the penthouse opens into a spacious and welcoming entrance hall, providing access to all rooms and setting the tone for the generous proportions found throughout. Originally designed as a three-bedroom property, the layout has been thoughtfully reconfigured into a large two-bedroom home, resulting in particularly spacious living areas across more than 1,000 sq ft of internal space. The apartment benefits from a sought-after dock-facing aspect, with the main living room enjoying expansive views across the water. Large windows flood the space with natural light, while patio doors open onto a balcony, perfectly framing the scenic surroundings and creating an ideal space to relax or entertain. The fitted dining kitchen is both stylish and practical, featuring a range of integrated appliances including electric ovens, hob, and dishwasher, as well as space for a tall fridge freezer. A charming window seating area adds character and storage space, whilst providing a pleasant spot to enjoy the outlook. The primary bedroom is generously sized and benefits from its own ensuite, while the main bathroom is well-appointed, with space for a washing machine within a dedicated utility cupboard for added convenience. Further benefits include excellent building management, separate from the main development, two secure ground floor parking spaces with a locking steel cabinet, and the advantage of no onward chain, making for a smooth and straightforward purchase. Service charges are approximately £190 per month, covering the upkeep of all communal areas and beautifully maintained gardens, ensuring the development is presented to a consistently high standard.



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2		
<b>Plot Area:</b>	0.22 acres		
<b>Year Built :</b>	1997		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£3,148		
<b>Title Number:</b>	LA797483		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	High
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

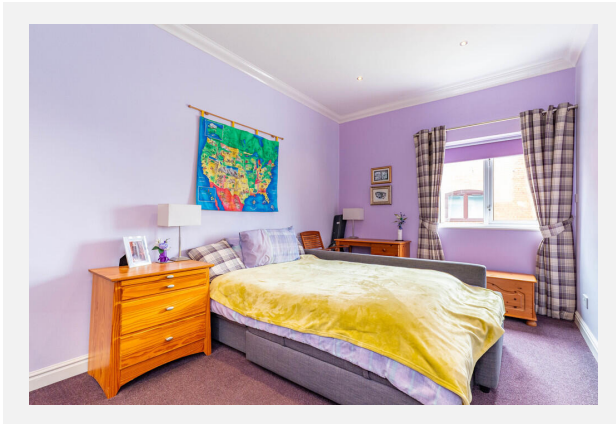
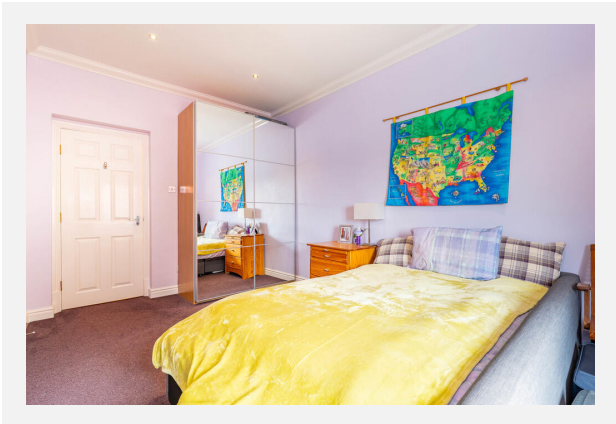
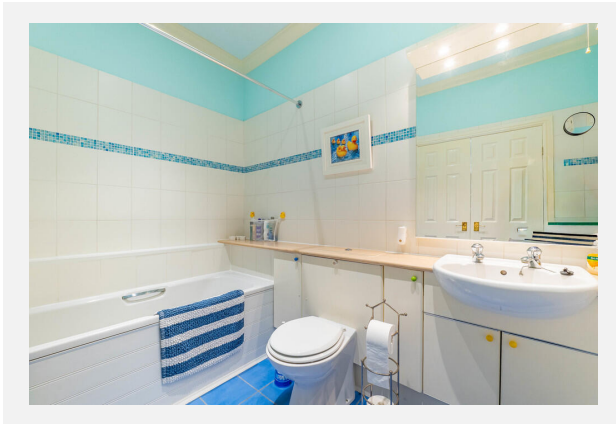
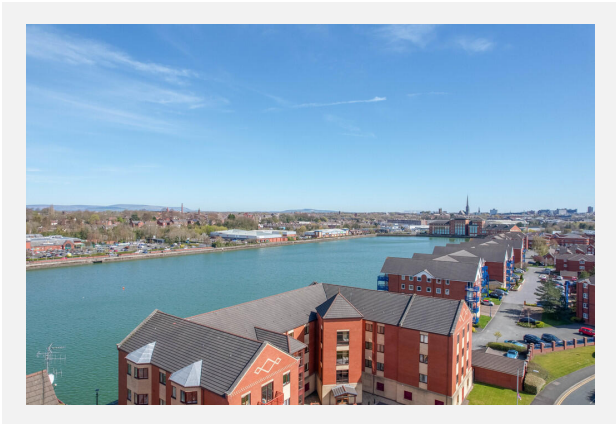
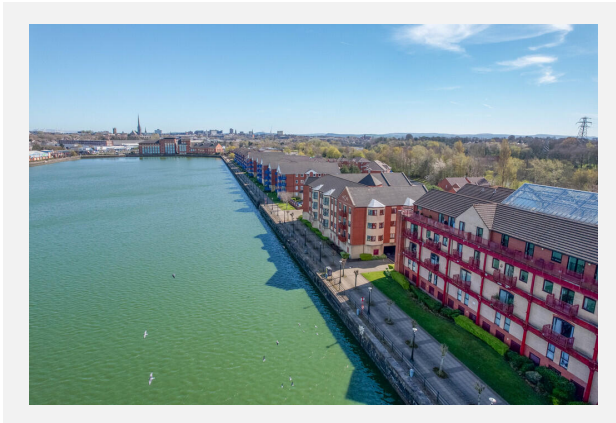
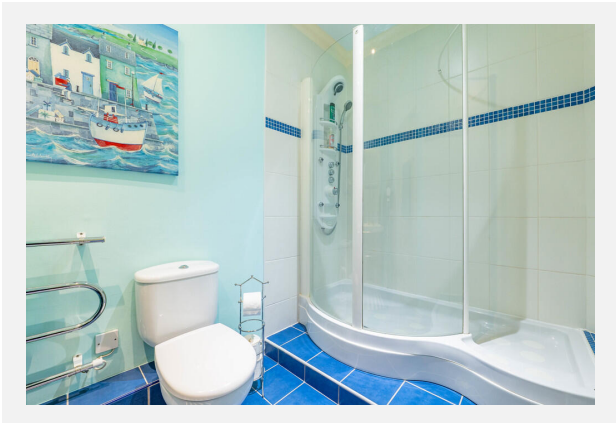
<b>14</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:









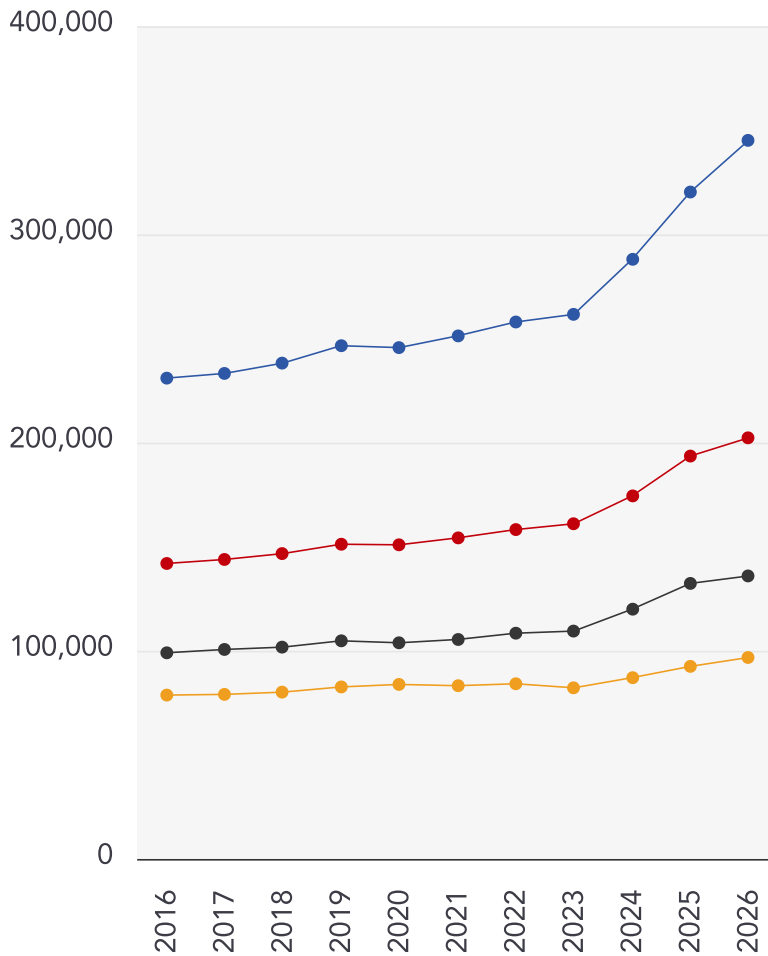
VICTORIA MANSIONS, NAVIGATION WAY, ASHTON-ON-RIBBLE, PRESTON, PR2



# Market

## House Price Statistics

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



Detached

**+49.45%**

Semi-Detached

**+42.52%**

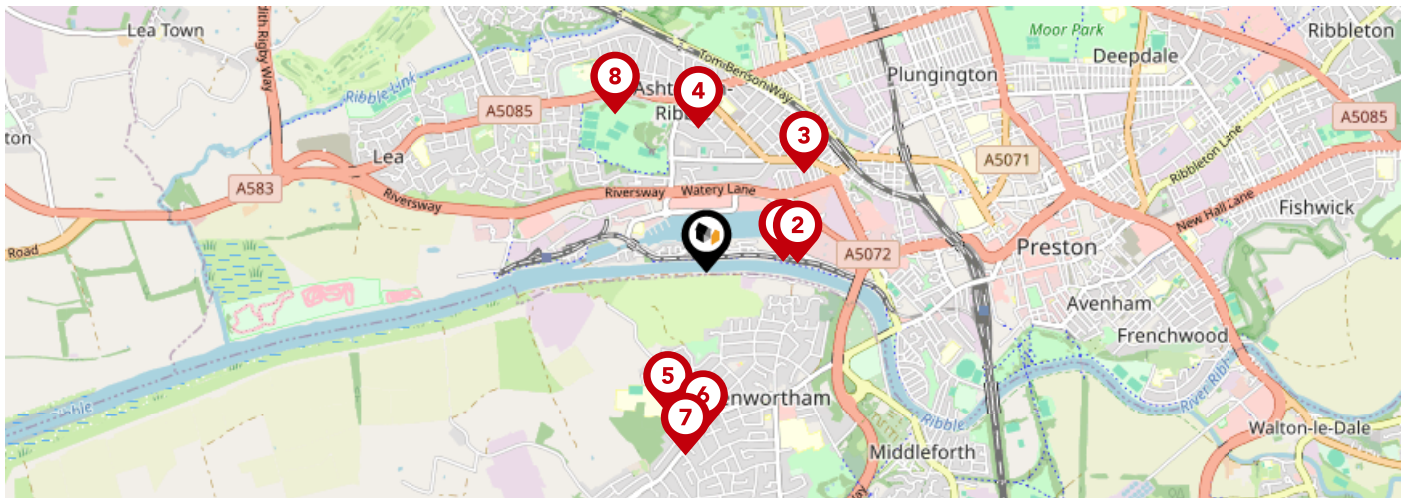
Terraced

**+37.28%**

Flat

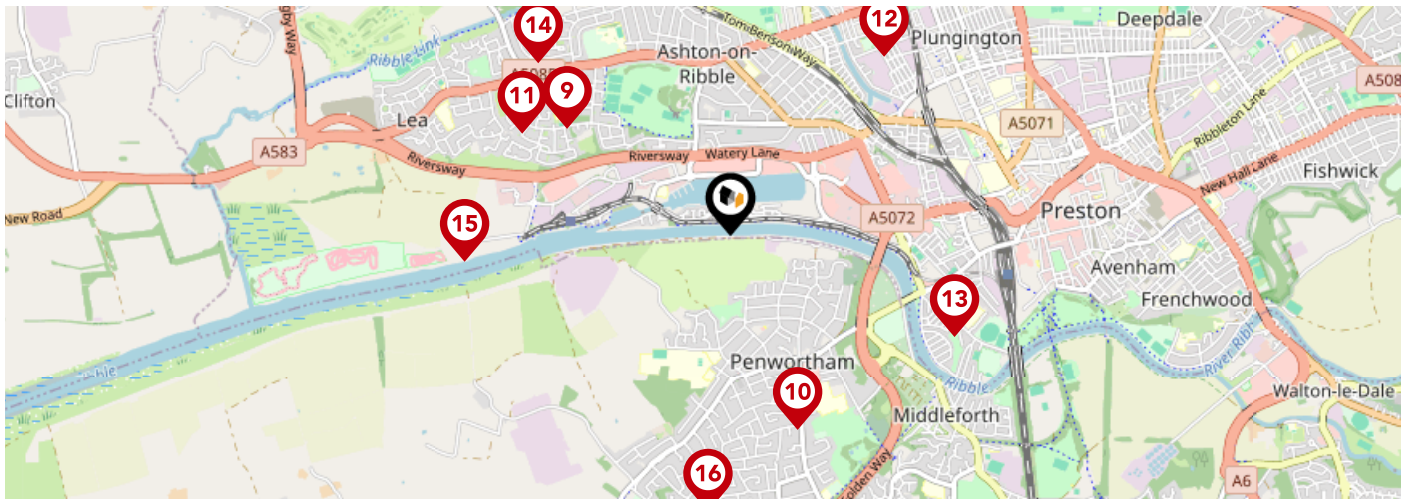
**+22.94%**

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Limes School</b> Ofsted Rating: Good   Pupils: 5   Distance:0.34	<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:0.4	<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:0.61	<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:0.63	<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:0.64	<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:0.7	<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:0.8	<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:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

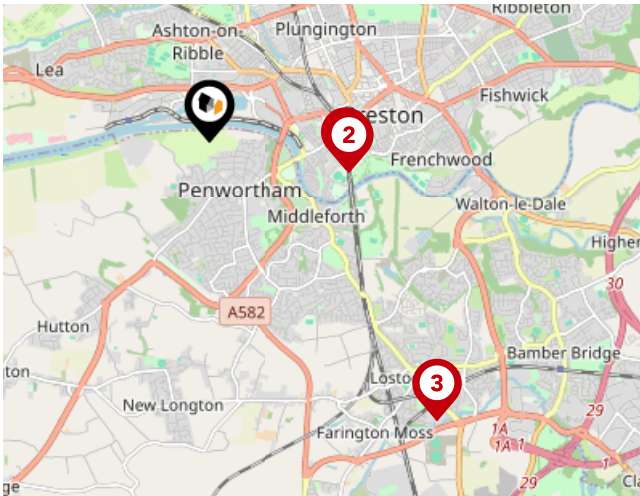
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Royal Cross Primary School</b> Ofsted Rating: Outstanding   Pupils: 26   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 801   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lea Community Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:1.02	<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:1.04	<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:1.07	<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:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pioneer TEC</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

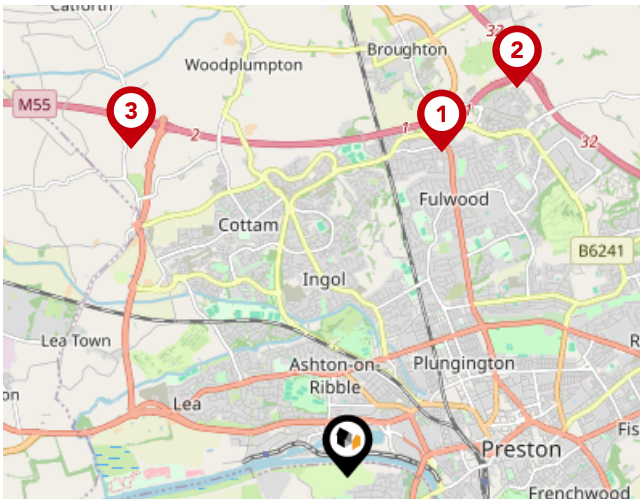
# Area

## Transport (National)



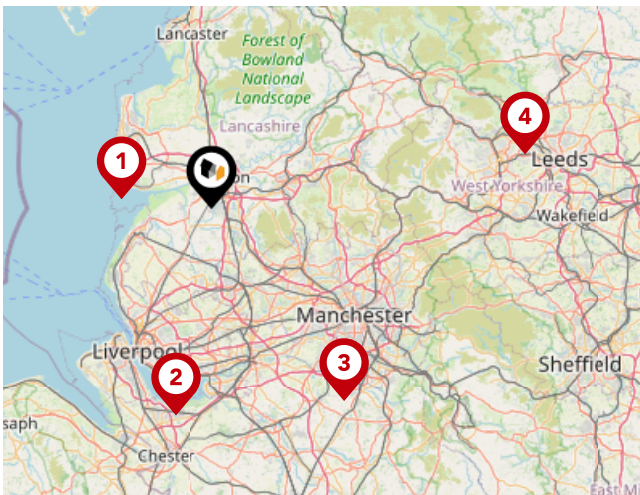
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.22 miles
2	Preston Rail Station	1.26 miles
3	Lostock Hall Rail Station	3.15 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	2.98 miles
2	M6 J32	3.72 miles
3	M55 J2	3.44 miles
4	M65 J1A	4.04 miles
5	M6 J31A	3.76 miles

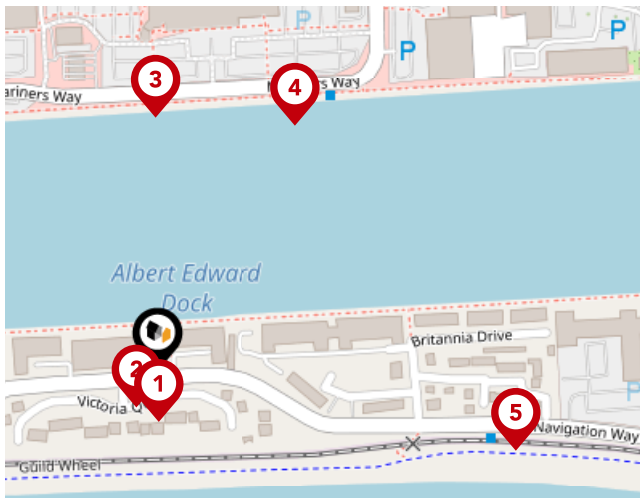


### Airports/Helipads

Pin	Name	Distance
1	Highfield	12.53 miles
2	Speke	29.59 miles
3	Manchester Airport	32.98 miles
4	Leeds Bradford Airport	44.61 miles

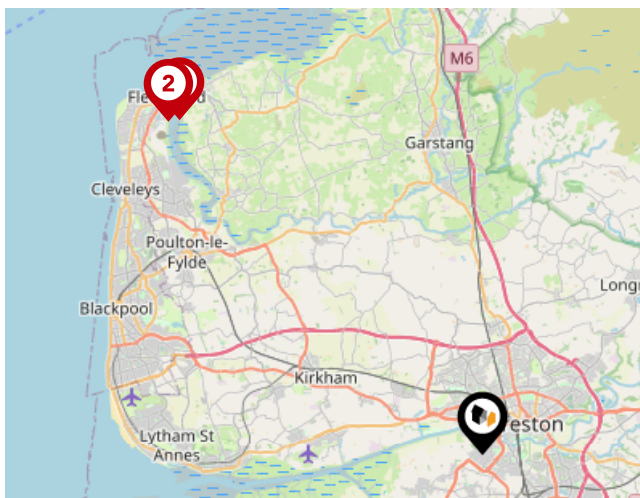
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Victoria Mansions	0.03 miles
2	Victoria Mansions	0.02 miles
3	Morrisons	0.14 miles
4	Morrisons	0.15 miles
5	Britannia Drive	0.2 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.78 miles
2	Fleetwood for Knott End Ferry Landing	15.99 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



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/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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