



**Asking Price £124,950**

**TENURE : LEASEHOLD**

**Mountbatten Close, Preston, PR2**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**TWO BEDROOM APARTMENT  
AVAILABLE ON PRESTON  
DOCKLANDS**

**SECOND FLOOR**

**SOUTH FACING BALCONY  
WITH OPEN VIEWS**

**LARGE LOUNGE AND OPEN  
PLAN FITTED KITCHEN/DINER**

**TWO DOUBLE BEDROOMS &  
MODERN FITTED BATHROOM**

**AMPLE CAR PARKING**

**Harbour Properties**

150B Lytham Road, Warton, Preston, PR4 1XE

admin@harbourproperties.co.uk | 01772631770

Website: <http://www.harbourproperties.co.uk>



Harbour Properties are pleased to bring to the market, this fantastic two bed apartment for sale, in the highly sought after docklands location in Preston. The property is on the second floor and has a south facing balcony. The apartment briefly comprises of a long L-shaped hallway, a good sized lounge with balcony, open plan fitted kitchen and dining area, a large master double bedroom, second double bedroom and a modern fitted, three piece bathroom. The property also boasts close links to city centre and local amenities, ample outside car parking and double glazing throughout. The property is Leasehold and incurs a service charge of approximately £900 p/a and a ground rent of £50 p/a. The property is also currently tenanted so can be purchased with or without a tenant in situ.

#### **HALLWAY**

L shaped entrance hall, with storage cupboard.

#### **LOUNGE** 3.80m x 4.40m (12' 6" x 14' 5")

Good size lounge with patio doors leading to south facing balcony with views.

#### **KITCHEN / DINER** 2.60m x 5.00m (8' 6" x 16' 5")

Large modern kitchen/diner, with white walls and base units, granite effect worktops, oven, hob and extractor. Boasts dining area with space for table and chairs.

#### **BEDROOM 1** 4.50m x 2.80m (14' 9" x 9' 2")

Good size double bedroom with carpet.

#### **BEDROOM 2** 2.50m x 2.70m (8' 2" x 8' 10")

Second small double bedroom with carpet.

#### **BATHROOM** 2.20m x 2.80m (7' 3" x 9' 2")

Fitted bathroom with WC, basin and shower over bath.

#### **Disclaimer**

At Harbour Properties we make our advertisements as accurate as we can, however complete correctness cannot be guaranteed and any information provided, including measurements and any leasehold fees, should be used as a guideline only. All details provided in this advert should be excluded from any contract. Please note no appliances, electrics, drains, plumbing, heating or anything else have been tested by Harbour Properties. All purchasers are recommended to carry out their own investigations before completing a purchase.

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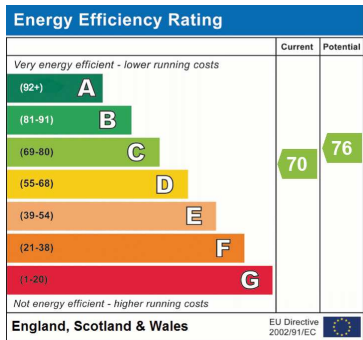
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Address: Mounbatten Close, Ashton-on-Ribble, PR2

