FLAT 13 MOORLANDS, 103 GARSTANG ROAD

PRESTON, PR1 1NN

£115,000

LEASEHOLD

• Modern Two Bedroom Ground Floor Apartment • Park Views, Garage, Located Close To Shops & Amenities • Neutrally Decorated Throughout - Turnkey Condition • Spacious Lounge & Modern Fitted Kitchen with Separate Utility Room • Two Double Bedrooms • Modern Three Piece Shower Room • Garage & Communal Visitor Parking • Ideal for Owner Occupiers or Investors Alike • Communal Well Maintained Landscaped Gardens • Viewing Comes Highly Recommended - Offered with No Onward Chain Delay

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

Flat 13 Moorlands 103 Garstang Road

SUPERB GROUND FLOOR MODERN TWO BEDROOM APARTMENT WITH GARAGE - OFFERED WITH NO ONWARD CHAIN DELAY Situated just off Garstang Road and directly opposite Moor Park, this beautifully presented ground-floor apartment enjoys a highly sought-after location, offering excellent access to everything Preston city centre has to offer. With a wide range of shops, restaurants, cafés, public houses, Preston Railway Station and the Royal Preston Hospital all within easy reach, convenience is at the heart of this superb home. Finished to an excellent standard throughout, this truly is a turnkey property ready for immediate occupation.

Upon entering the development, you are welcomed by a well-maintained communal entrance which provides access to the apartment. Internally, the property boasts a bright and spacious feel, enhanced by tasteful neutral décor and an abundance of natural light. The modern fitted kitchen offers a range of wall and base units, providing ample storage and workspace, together with space for all essential appliances. A separate utility room adds further practicality and convenience. The principal bedroom is generously proportioned and comfortably accommodates a full range of bedroom furniture. The second bedroom is also an excellent size and benefits from built-in wardrobes, making it ideal as a guest room, home office or additional bedroom. These rooms are served by a contemporary three-piece shower room comprising a walk-in shower, wash hand basin and WC.

Externally, the property benefits from secure parking within its own private garage, together with access to communal visitor parking for guests. Whether you are looking for a low-maintenance home, a lock-up-and-leave property, or an attractive investment opportunity, this exceptional ground-floor apartment should not be missed. Offered with the benefit of no onward chain delay.

Entrance Hallway

Accessed from the main communal hallway - accessed via security intercom system. Hardwood door to hallway. Cupboard housing utility metres. Cupboard storage with sliding doors. Airing cupboard. Wood effect laminate flooring. Ceiling light fitting. Doors leading off to utility room, kitchen and living room.

Kitchen

8'2" x 12'6" (2.50 x 3.80)

UPVC double glazed window to the front elevation. Features a range of modern eye and base level units in high gloss white with contrasting work surfaces and up stands over. Inset one and a half bowl sink and draining unit with chrome mixer tap. Integrated appliances include electric fan assisted double oven, induction hob with extractor over and acrylic splashback and washing machine. Wood effect laminate flooring. Inset spotlights to ceiling.

Utility Room

5'2" x 6'7" (1.57 x 2.00)

With work surfaces and space under for household appliances. Inset spotlights to ceiling. Wood effect laminate flooring.

Living Room

12'10" x 15'9" (3.90 x 4.80)

UPVC double glazed window to the front elevation. A bright and airy room with two pendant light fittings and wood effect laminate flooring. Wall mounted electric heater.

Inner Hallway

With plenty of useful storage behind sliding doors. Doors leading off to both bedrooms and the shower room. Ceiling light fitting. Wood effect laminate flooring.

Bedroom One

11'10" x 9'10" (3.60 x 3.00)

UPVC double glazed window to the side elevation. Pendant light fitting. Wood effect laminate flooring. TV aerial socket. Wall mounted electric heater.

Bedroom Two

9'2" x 10'9" (2.80 x 3.27)

UPVC double glazed window to the side elevation. Pendant light fitting. Wood effect laminate flooring. Wall mounted electric heater.

Shower Room

5'9" x 7'8" (1.75 x 2.34)

A modern shower room featuring a three-piece suite comprising of a walk-in shower with wall mounted electric shower, low flush W.C and pedestal wash hand basin with mixer tap. Wall mounted illuminated vanity mirror. Fully tiled elevations. Inset spotlights to ceiling.

Exterior & Garage

7'8" x 16'1" (2.34 x 4.91)

The property benefits from a single garage and has plenty of visitor parking. The property is set within well maintained mature communal gardens.

Leasehold Information

The lease is held for a term of 999 years from 1st May 1975. There is an annual ground rent payable of £120 per annum and a service charge of approximately £1300 per annum. Further information is 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 offices.

Flat 13 Moorlands 103

FLAT 13 MOORLANDS 103

ADDITIONAL INFORMATION

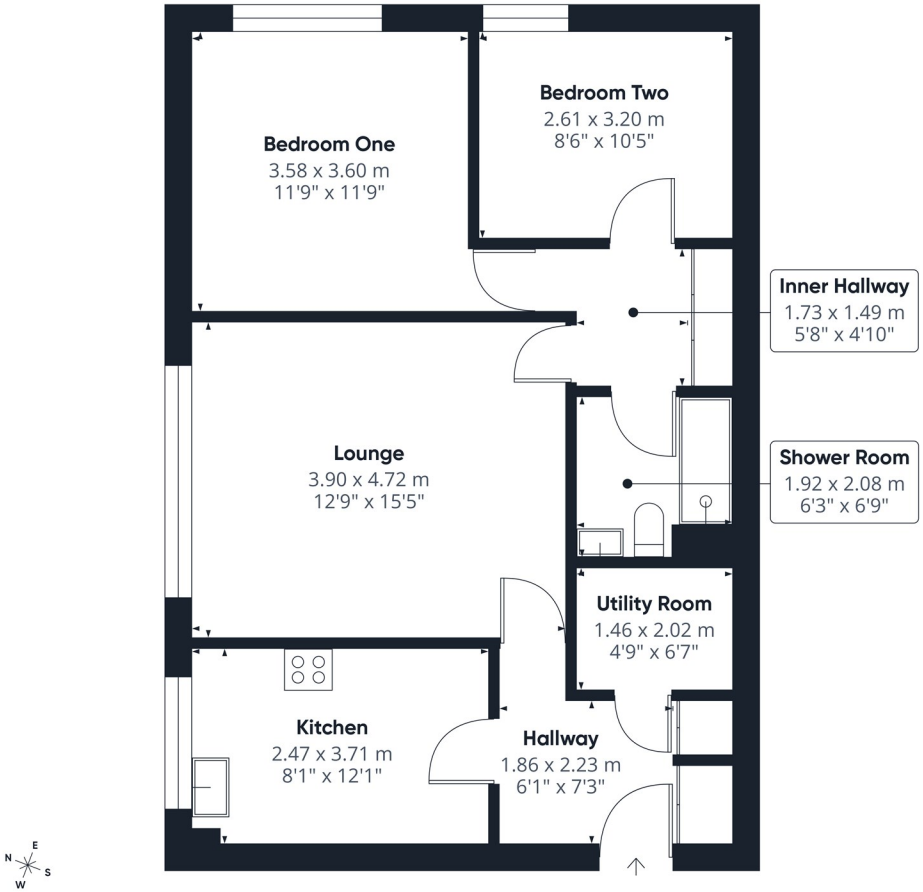
Local Authority – Preston City Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Leasehold

EPC Rating – D



Approximate total area(1)
66.7 m²
717 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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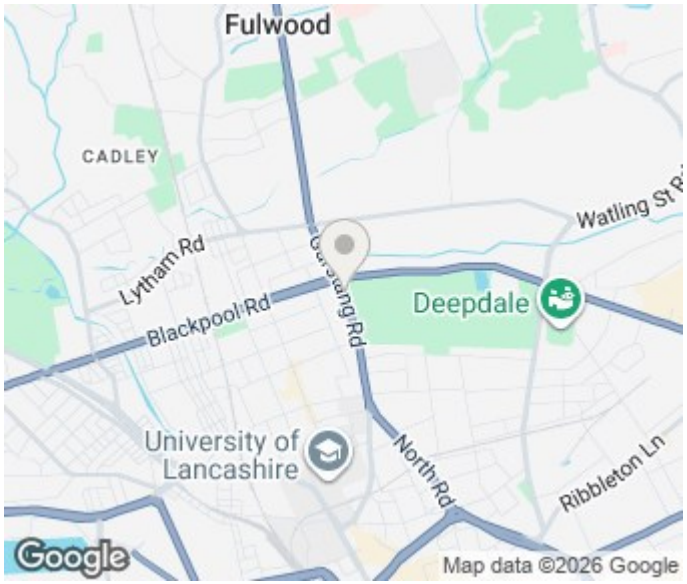

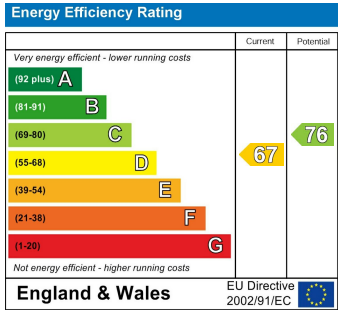

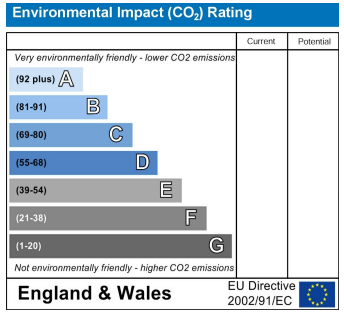

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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