



## FLAT 10 MOORLANDS 103 GARSTANG ROAD PRESTON, PR1 1NN

**£124,950**  
LEASEHOLD

An excellent opportunity to acquire a beautifully presented, purpose-built apartment in the highly desirable area of Fulwood. Ideally positioned on a regular bus route, the property offers convenient access to Preston City Centre and the Royal Preston Hospital, with a range of local amenities available in both Fulwood and Lane Ends, Ashton. Situated on the second floor, this attractive apartment enjoys views over the well-maintained communal grounds and benefits from its own private balcony. The accommodation is well proportioned throughout, comprising of two generously sized bedrooms, a bright and spacious lounge, a welcoming entrance hall, and an inner hallway providing access to the bedrooms and bathroom. The property offers an abundance of storage, including fitted bedroom furniture, built-in cupboards within the inner hall, and a useful utility cupboard located within the separate cloaks W.C. There is also a modern three-piece bathroom, electric heating, and UPVC double glazing throughout. Finished to a beautiful standard, this apartment will undoubtedly impress prospective purchasers with its layout, space, and overall setting. Externally, there is the added benefit of a garage located to the rear, accessed via a driveway through the communal grounds and plenty of visitor parking. Offered to the market with no onward chain, early viewing is highly recommended.

**MARIE HOLMES**

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# FLAT 10 MOORLANDS 103

- Purpose Built Flat • Great Location & Setting • Own Private Balcony Area • Generous Size Entrance Hall & Inner Hall • Bright Spacious Lounge • Two Bedrooms with Fitted Furniture • Lots Of Storage • UPVC Double Glazing Throughout & Beautifully Presented • Single Garage & Plenty of Visitor Parking • Early Viewing Comes Highly Recommended



## Entrance Hallway

6'4" X 13'8" (1.93 X 4.16)

Accessed from the main communal hallway - accessed via security intercom system. Composite door to hallway. Ceiling light fitting. Carpeted. Wall mounted electric heater. Cupboard housing utility meters. Doors leading off to all accommodation.

## Cloaks W.C

4'10" X 4'6" (1.47 X 1.37)

Features a concealed cistern W.C and wash hand basin set within vanity unit with a mirror over. Part tiled elevations. Carpeted. Inset spotlights to ceiling. Cupboard storage.

## Kitchen

8'3" X 12'5" (2.51 X 3.78)

UPVC double glazed window to the front elevation. Features a range of modern eye and base level units in Oak wood effect with contrasting work surfaces over. Inset composite one and a half bowl sink and drainer unit with chrome mixer tap. Integrated appliances include electric oven and hob with stainless steel chimney extractor over, tall fridge freezer, washing machine and dishwasher. Part tiled elevations. Spotlight track to ceiling and feature pelmet lighting. Tiled floor covering. Space for bistro style dining table.

## Living Room

12'8" X 15'4" (3.87 X 4.68)

A bright and airy room with floor to ceiling glazed sliding doors to the front elevation which lead out on to a enclosed balcony area. Feature electric fire place

with modern surround. Two ceiling light fittings. Carpeted. Two wall mounted electric heaters. TV aerial socket.

## Inner Hallway

5'9" X 4'11" (1.74 X 1.51)

Features cupboard storage. Carpeted. Ceiling light fitting. Access to loft storage.

## Bedroom One

11'9" X 11'10" (3.59 X 3.61)

UPVC double glazed window to the front elevation. Features a complimentary range of fitted robe and drawer storage with top boxes and space for a double bed. Carpeted. Ceiling light fitting. Wall mounted electric heater. TV aerial socket.

## Bedroom Two

8'7" X 8'8" (2.62 X 2.63)

UPVC double glazed window to the side elevation. Features fitted robe storage, Carpeted. Ceiling light fitting. Wall mounted electric heater.

## Bathroom

6'2" X 6'8" (1.88 X 2.04)

Features a three piece suite in white comprising of concealed cistern W.C and wash hand basin set within vanity unit, panelled bath with electric shower over and a glass shower screen. Heated towel ladder radiator. Fully tiled elevations. Carpeted. Inset spotlights to ceiling.

## Garage & Exterior

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 with approximately 940 unexpired. 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 office on 01772 750777.

## **FLAT 10 MOORLANDS 103**





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## ADDITIONAL INFORMATION

**Local Authority** –

**Council Tax** – Band C

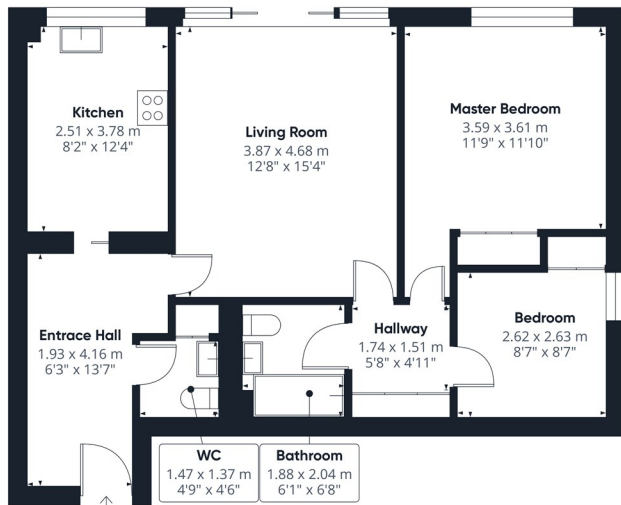
**Viewings** – By Appointment Only

**Floor Area** – sq ft

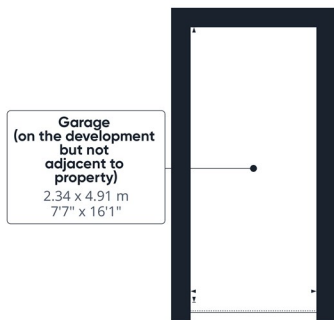
**Tenure** – Leasehold

**EPC Rating** – E





Second Floor Apartment Building 1



Ground Floor Building 2

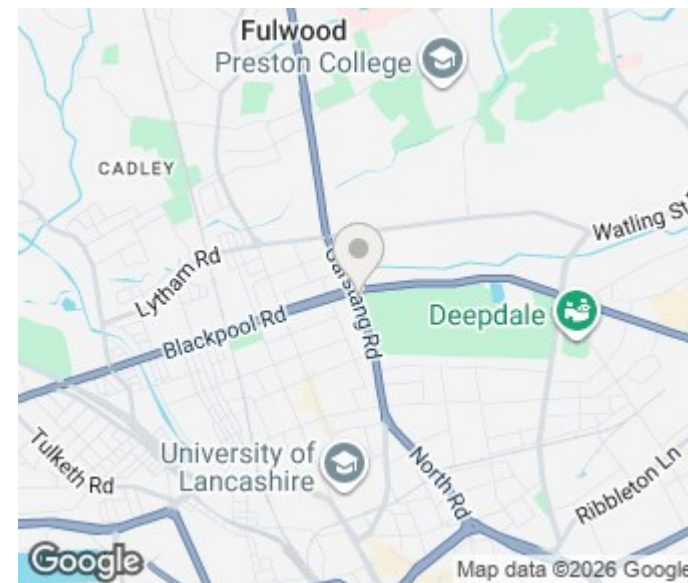


Approximate total area<sup>1)</sup>  
80.8 m<sup>2</sup>  
870 ft<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Marie Holmes Estate Agents

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