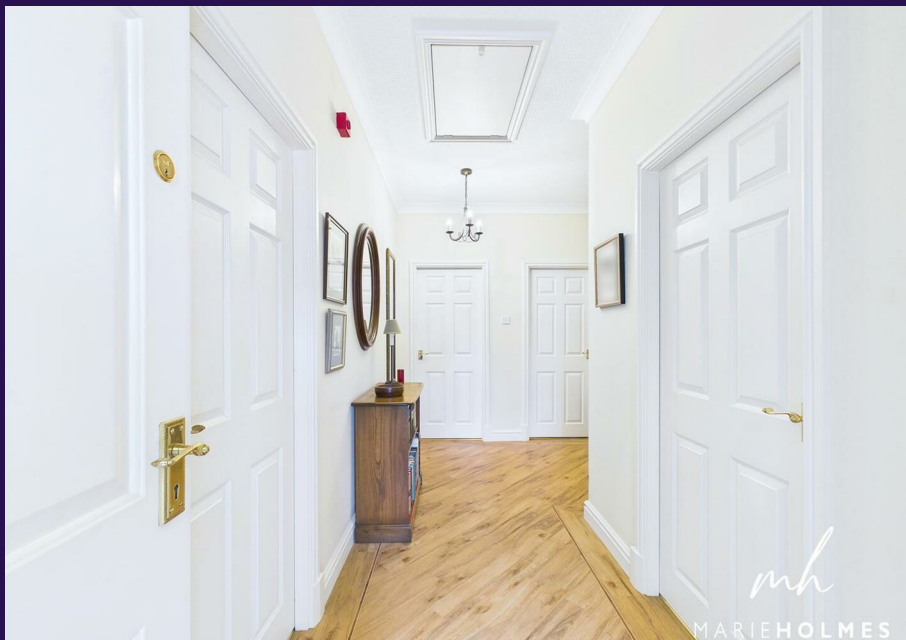




VICTORIA MANSIONS, NAVIGATION WAY

ASHTON-ON-RIBBLE, PRESTON, PR2 2YX

£235,000



Key Features

- Beautifully Presented Two Bedroom Apartment with Dockland Views
- Situated within Prestigious Victoria Mansions Development
- Spacious Open Plan Lounge & Kitchen, Fitted Bathroom
- Ensuite to Master Bedroom & Further Double Bedroom
- Underground Parking Garage & Visitor Parking
- Fabulous Outlook Overlooking the Marina
- Lift access to all floors
- Offered With No Onward Chain Delay

Property Summary

Situated in the heart of Preston Docklands, this spacious two-bedroom apartment enjoys a highly desirable waterside location, conveniently positioned for an excellent range of local amenities, shops, cafés, transport links and picturesque dockside walks. Offering just under 1,000 sq ft of generously proportioned accommodation, the property combines space, convenience and contemporary apartment living within easy reach of Preston City Centre.

Accessed via a communal lift or stairs, the third floor apartment opens into a spacious and welcoming entrance hall providing access to all rooms. The impressive main living room is particularly generous in size, with large windows allowing an abundance of natural light to fill the space and creating a bright and comfortable area for both relaxing and entertaining.

The spacious fitted dining kitchen offers an excellent range of units and integrated appliances including electric ovens, hob and dishwasher, together with space for a tall fridge freezer.

There are two generously proportioned bedrooms, with the principal bedroom benefiting from its own en-suite facilities, together with a well-appointed main bathroom. A dedicated utility room provides convenient space and plumbing for a washing machine/tumble dryer.

Further benefits include excellent independent building management, secure underground parking, additional visitor parking bays outside the building and the significant advantage of NO ONWARD CHAIN.

Offering just under 1,000 sq ft of accommodation in a superb Docklands setting, this impressive apartment presents an excellent opportunity for those seeking spacious waterside living within easy reach of Preston city centre and its many amenities. Viewing is highly recommended.

Hallway

4'10" x 13'10" (1.48 x 4.22)

Entrance from the communal hallway via a hardwood front door. Door entry intercom system. Karndean flooring. Storage heater. Ceiling light. Access to loft storage. Decorative coving to ceiling.

Bathroom

7'8" x 7'10" (2.33 x 2.38)

Features a modern three piece suite in white comprising of a low flush WC with concealed cistern, wash hand basin set with vanity unit with cupboard storage and panelled bath with shower over. Part tiled elevations. Wall mounted vanity mirror. Shaver socket. Ceiling extractor fan. Ceiling light fitting. Decorative coving to ceiling. Tiled flooring. Electric towel radiator.

Utility Room

5'11" x 5'10" (1.80 x 1.77)

With space and plumbing for a washing machine.

Dining Kitchen

11'7" x 18'4" (3.52 x 5.59)

Features range of eye and base level units with contrasting complementary work surfaces over. Inset one and a half bowl sink and drainer unit with mixer tap. Part tiled elevations. Integrated appliances include electric double oven and electric hob with concealed extractor over. Under counter fridge. Integrated dishwasher. Tiled flooring to kitchen area with Karndean flooring to dining area. Inset spotlights to ceiling and ceiling light fitting. Storage heater.

Living Room

11'6" x 16'2" (3.50 x 4.94)

Open plan to the dining kitchen. UPVC double glazed bay window to the front rear elevation overlooking the marina. TV aerial socket. Storage heater. Karndean flooring. Ceiling light fitting. Decorative coving to ceiling.

Bedroom One

10'3" x 17'5" (3.13 x 5.30)

UPVC double glazed window to the rear elevation. A bright and airy double room with plenty of space for freestanding furniture. Carpeted. Storage heater. Pendant light fitting. Decorative coving to ceiling. Door leading through to:-

En-Suite

5'11" x 7'8" (1.81 x 2.33)

Features a modern three piece suite in white comprising of a low flush W.C, wash hand basin set with vanity unit with drawer storage and corner step in shower cubicle with thermostatic control mixer shower. Wall mounted LED vanity mirror. Electric chrome towel radiator. Fully tiled elevations. Ceiling light fitting. Ceiling mounted extractor fan.

Bedroom Two

8'9" x 17'4" (2.66 x 5.29)

UPVC double glazed window to the rear elevation overlooking the marina. Another spacious double bedroom. Carpeted. Storage heater. Pendant light fitting. Decorative coving to ceiling.

Exterior/Parking

The property benefits from secure underground parking, together with additional designated visitor parking bays conveniently positioned outside the building.

Agents Notes

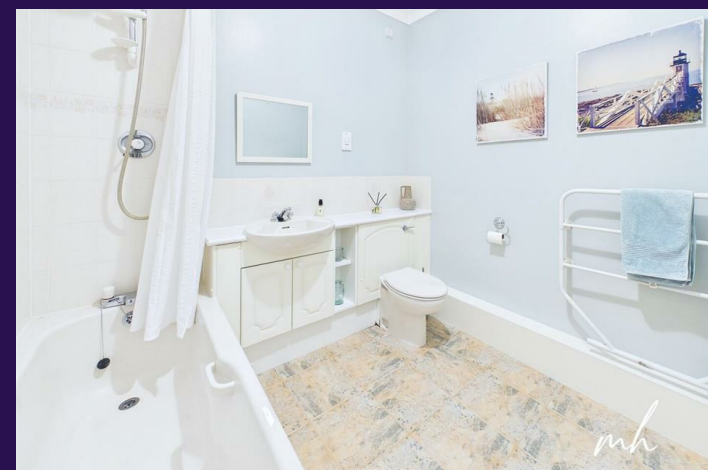
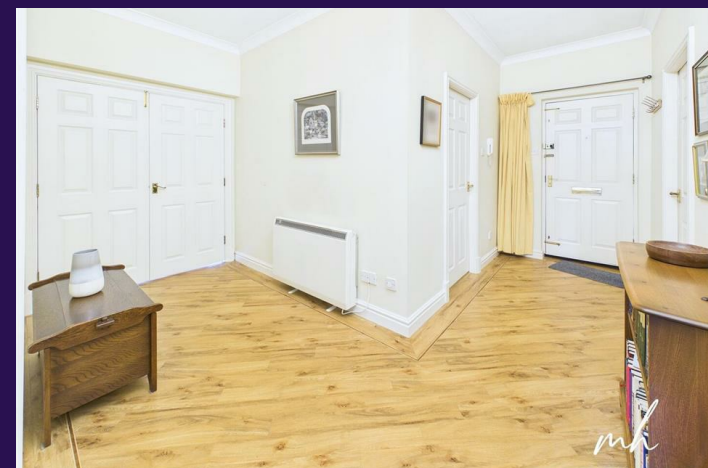
VIEWING:

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.







Additional Information

Local Authority – Preston City Council

Council Tax – Band D

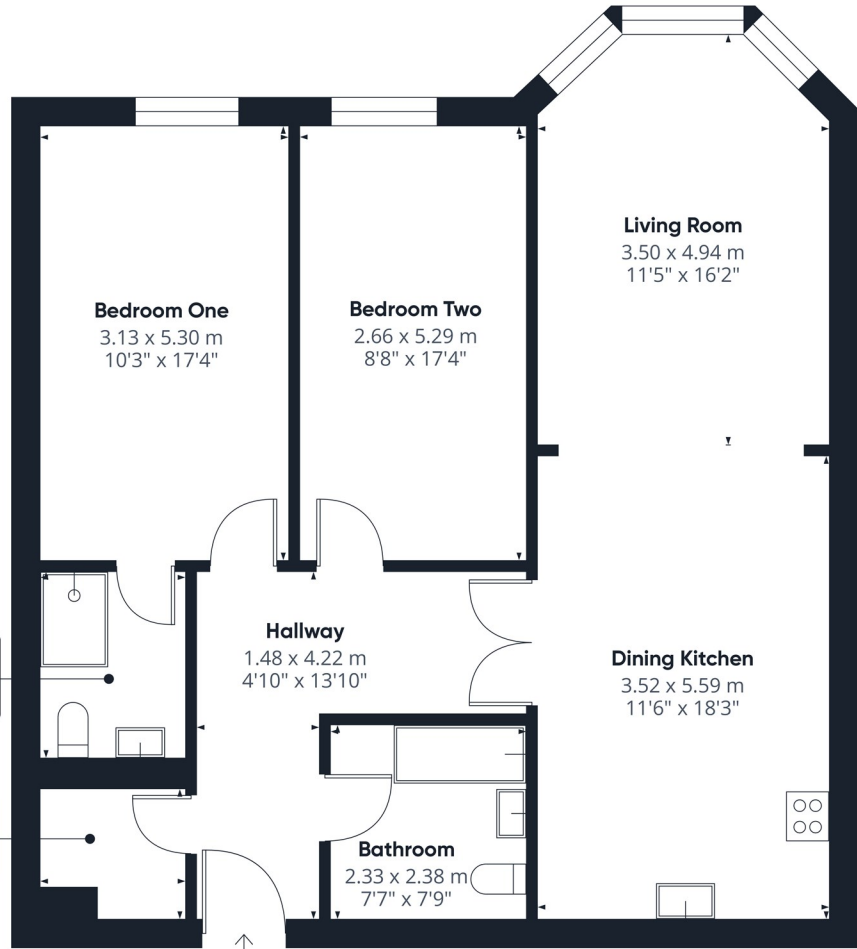
Viewings – By Appointment Only

Tenure – Leasehold



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MARIE HOLMES

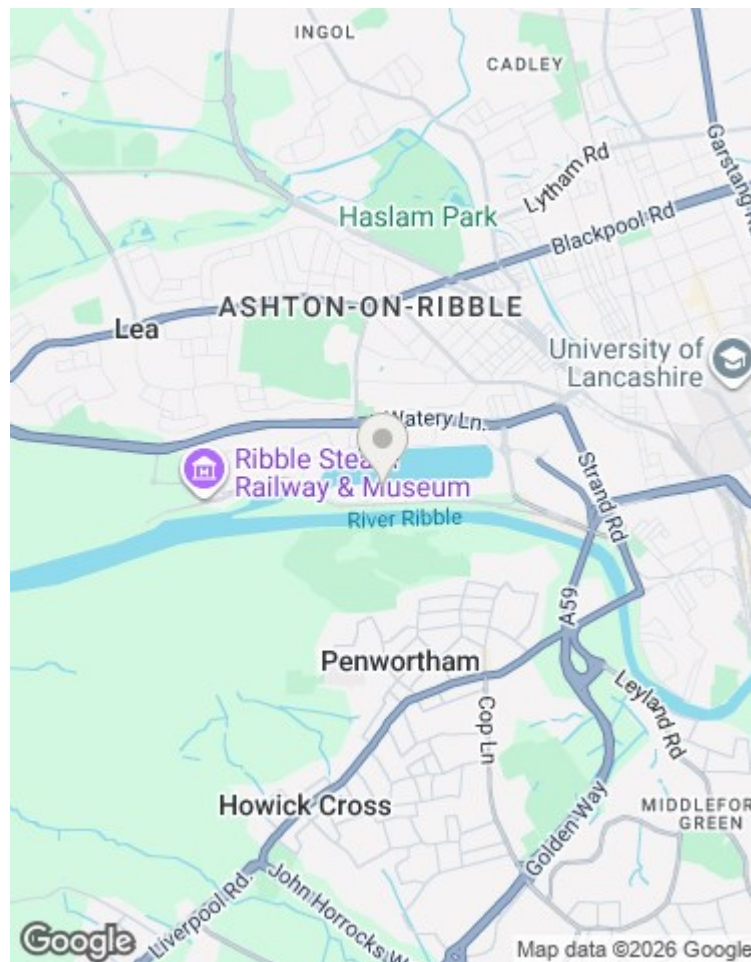


Approximate total area^m
89.5 m²
963 ft²

(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.

GIRAFFE360



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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	