

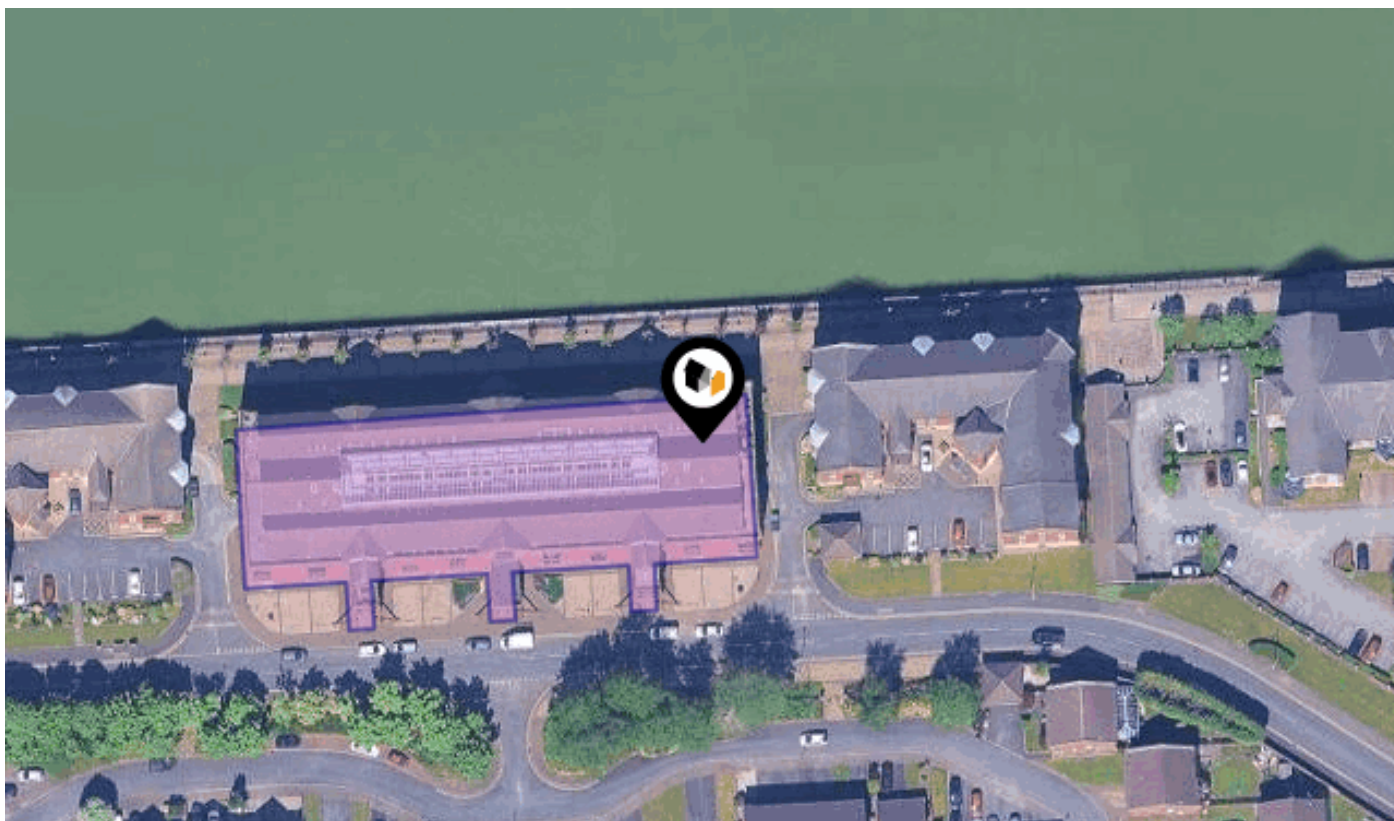


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th June 2026



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

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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* Stylish Second Floor Apartment * Ready to Move Into * No Onward Chain

Offered with no onward chain, this beautifully presented second-floor apartment is ready to move straight into and offers modern, well-maintained accommodation throughout, including contemporary bathrooms and a stylish fitted kitchen. The spacious living and dining room provides an excellent space for relaxing and entertaining, with direct access to a private balcony. The modern fitted kitchen features sleek white gloss wall and base units with complementary worktops, electric oven and induction hob, plumbing and space for a washing machine, and room for a tall freestanding fridge freezer. There are two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a private en-suite shower room. A contemporary three-piece family bathroom serves the remainder of the apartment. A useful cloaks/utility cupboard is conveniently located off the hallway, providing additional storage space. The property also benefits from secure ground level parking. Service charges include ground rent and management fees. Situated in the heart of Preston Docklands, this impressive apartment enjoys a prime location within easy reach of a wide range of local amenities, including shops, cafés, transport links and picturesque dockside walks. Combining convenience with a desirable waterside lifestyle, this property presents an excellent opportunity for first-time buyers, professionals, downsizers or investors alike.



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	882 ft ² / 82 m ²
Plot Area:	0.56 acres
Year Built :	1991-1995
Council Tax :	Band D
Annual Estimate:	£2,576
Title Number:	LA638597

Tenure: Leasehold

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	High
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s	57 mb/s	- mb/s

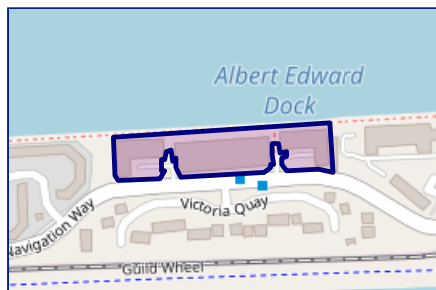
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

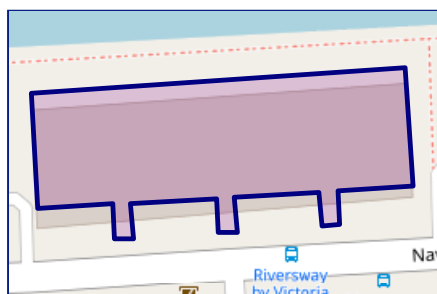


Freehold Title Plan



LA816906

Leasehold Title Plan



LA638597

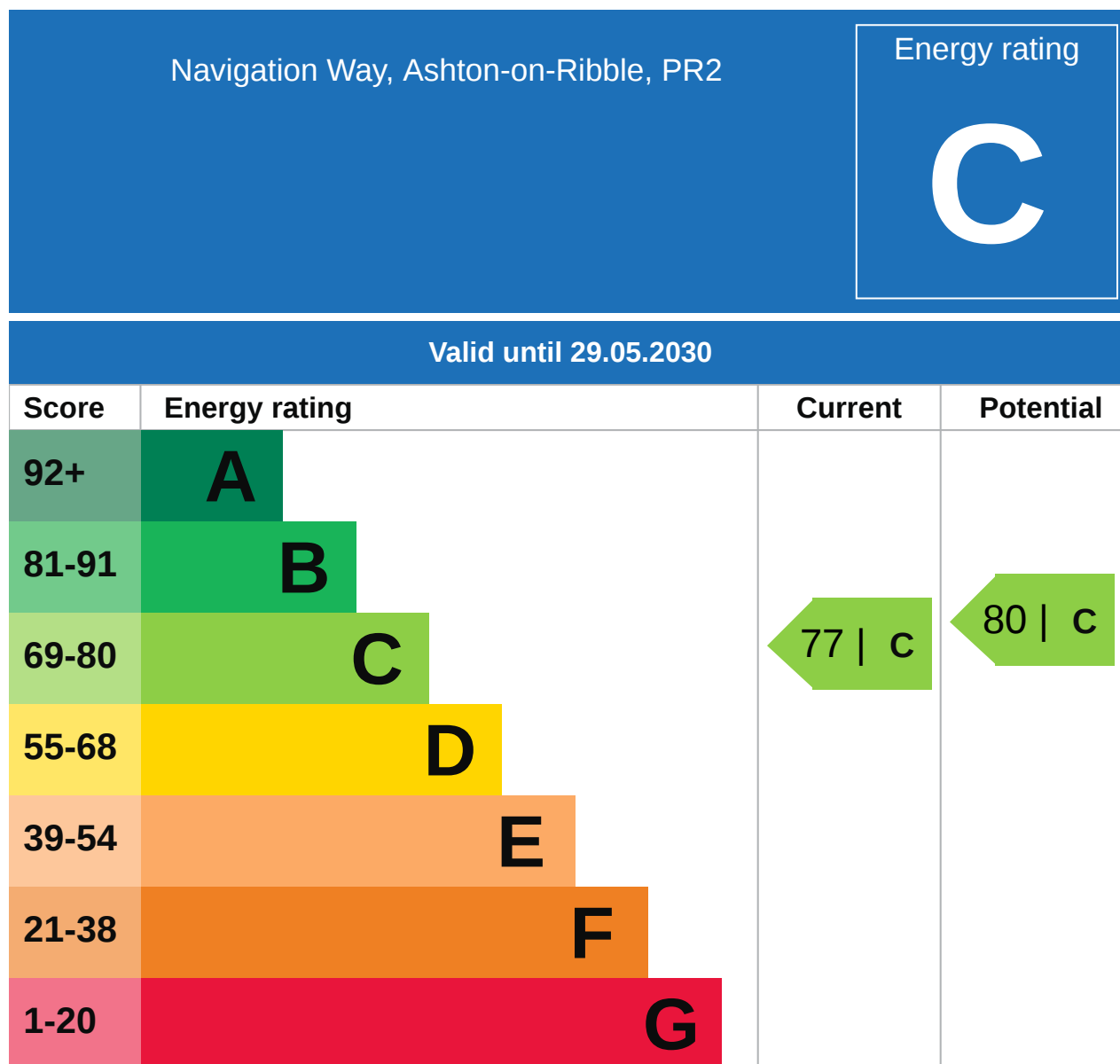
Start Date: 03/01/1990
End Date: 01/01/2988
Lease Term: 999 years from 1 January 1989
Term Remaining: 962 years





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





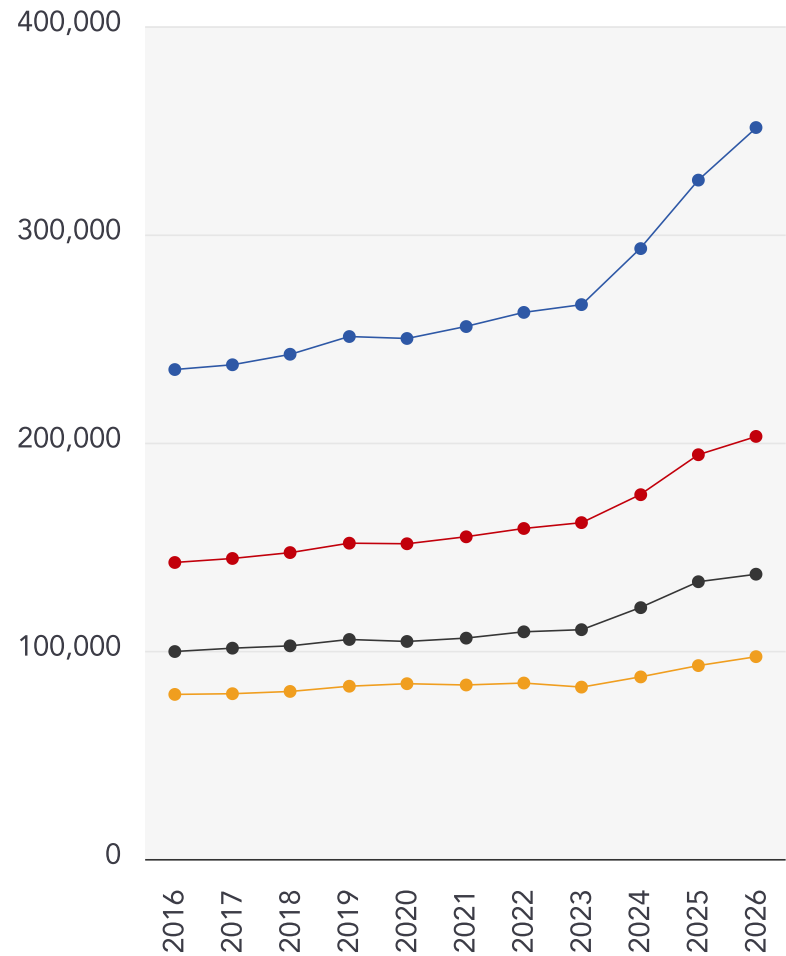
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	82 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

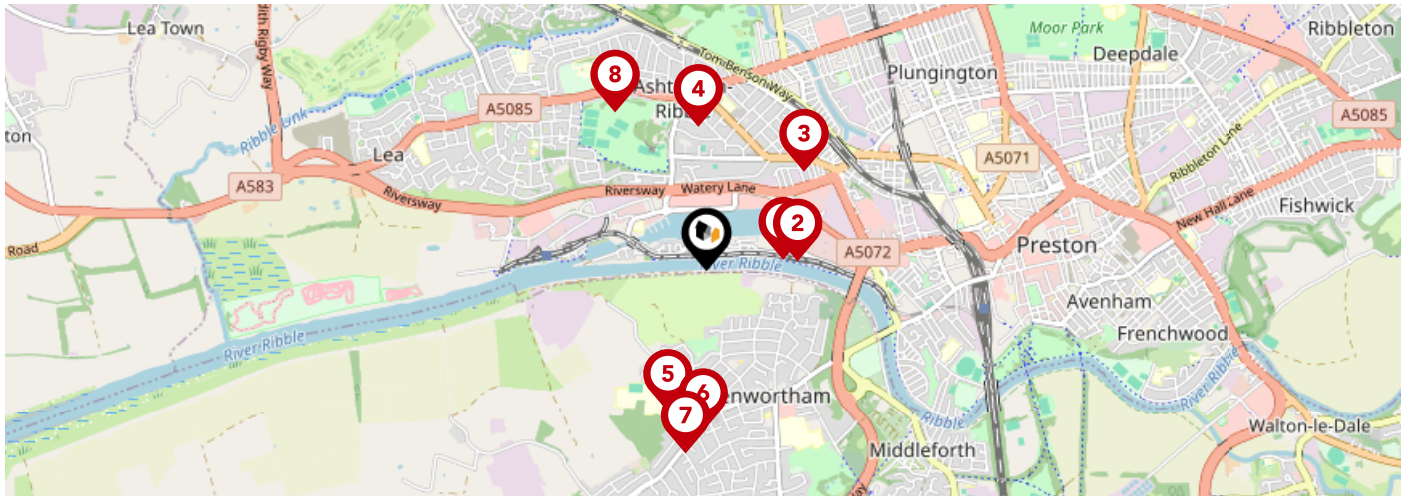
+42.52%

Terraced

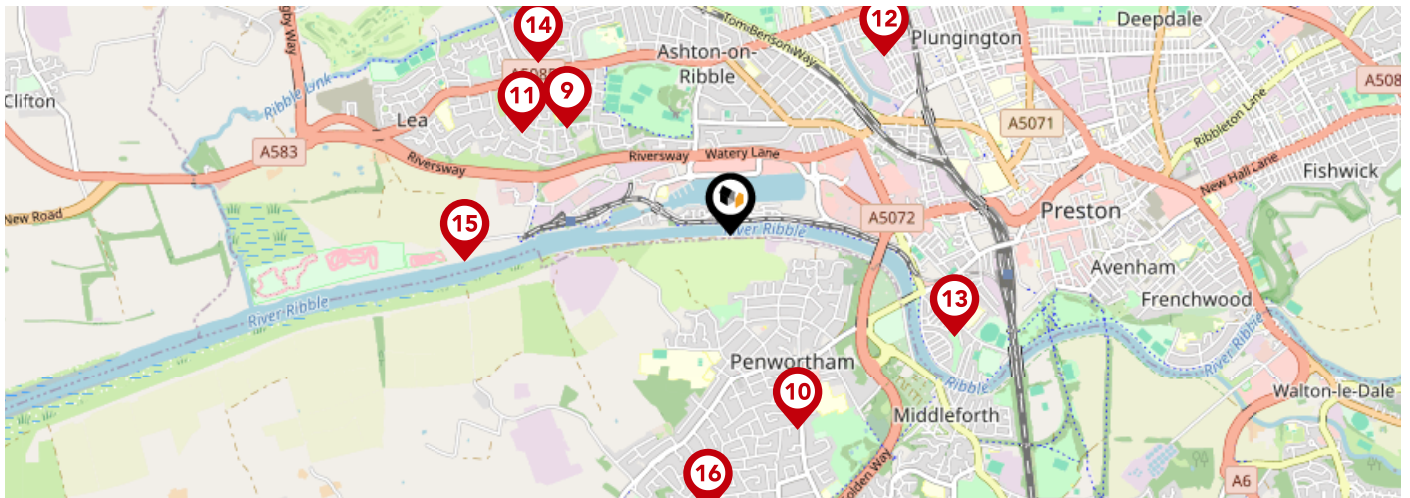
+37.28%

Flat

+22.94%



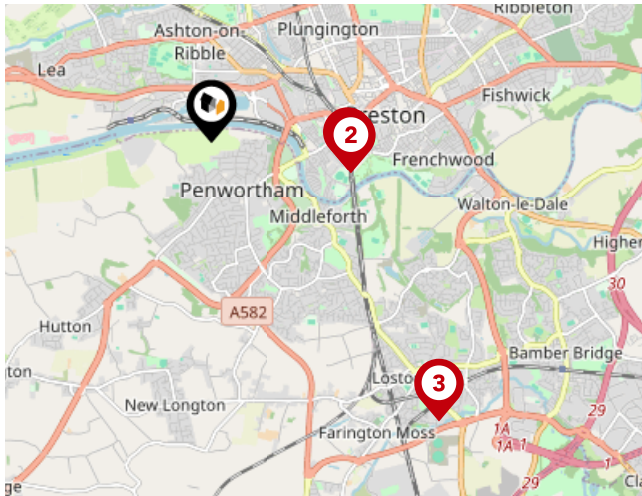
		Nursery	Primary	Secondary	College	Private
1	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.34	☐	☐	☒	☐	☐
2	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.4	☐	☐	☒	☐	☐
3	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.61	☐	☒	☐	☐	☐
4	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.63	☐	☒	☐	☐	☐
5	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.64	☐	☐	☒	☐	☐
6	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.7	☐	☒	☐	☐	☐
7	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.8	☐	☒	☐	☐	☐
8	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:0.81	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance:0.86	☐	☒	☐	☐	☐
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.89	☐	☐	☒	☐	☐
	Lea Community Primary School Ofsted Rating: Good Pupils: 253 Distance:1.02	☐	☒	☐	☐	☐
	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:1.04	☐	☒	☐	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.07	☐	☒	☐	☐	☐
	Ashton Primary School Ofsted Rating: Good Pupils: 199 Distance:1.14	☐	☒	☐	☐	☐
	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:1.18	☐	☐	☒	☐	☐
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:1.21	☐	☒	☐	☐	☐

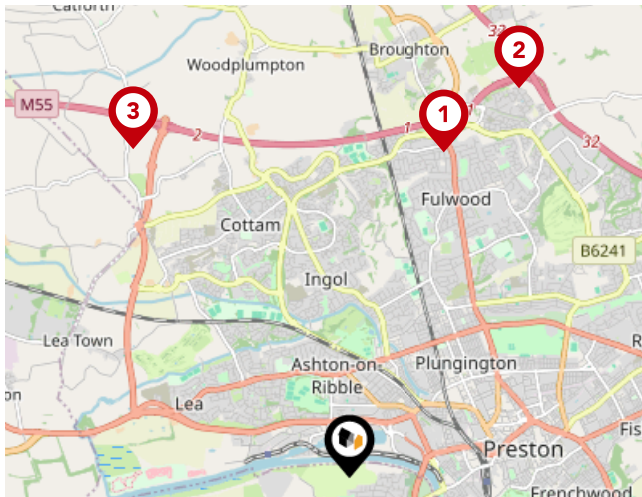
Area

Transport (National)



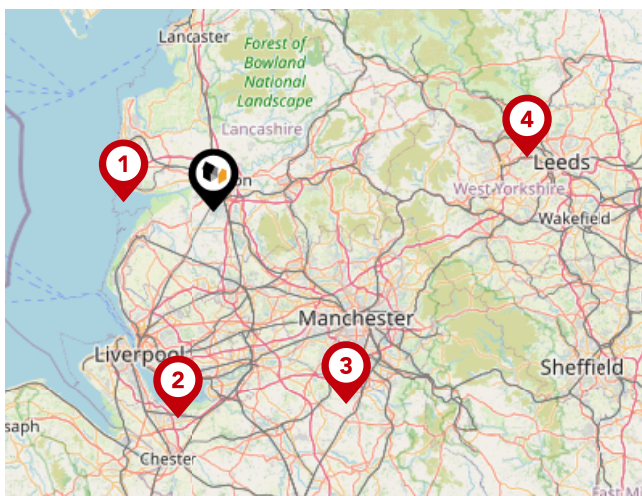
National Rail Stations

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

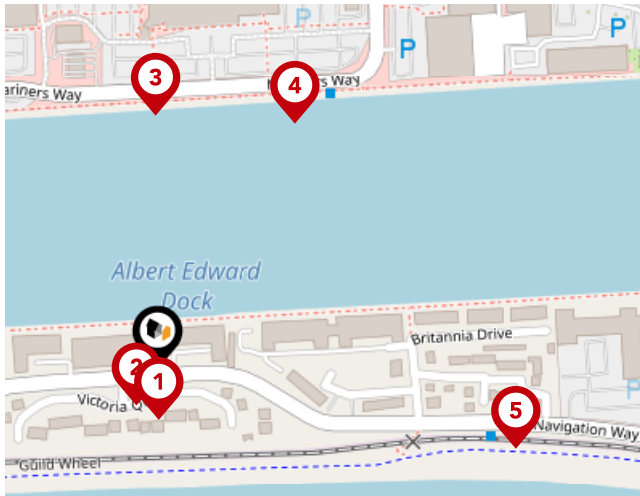


Airports/Helipads

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

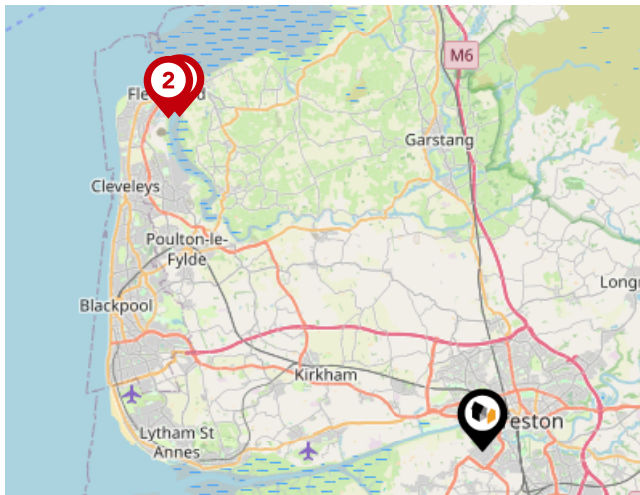
Area

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

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

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



@Roberts_and_Co



/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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