



Asking Price £120,000

TENURE : LEASEHOLD

Trafalgar Wharf, Preston, PR2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**MODERN TOP FLOOR
ONE/TWO BEDROOM
APARTMENT**

**IN SOUGHT AFTER LOCATION
ON PRESTON DOCKLANDS**

**MODERNISED TO A HIGH
STANDARD**

LARGE LOUNGE/DINER

**KITCHEN WITH ALL
APPLIANCES**

**ONE/TWO DOUBLE
BEDROOM WITH WALK IN
DRESSING ROOM**

Harbour Properties

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****INVESTMENT OPPORTUNITY**CHAIN FREE**** A modern one/two bedroom apartment available in Trafalgar Wharf in the sought after location of Preston Docklands. The property briefly comprises a large lounge/diner, modern fitted kitchen with appliances, good sized double bedroom, converted second room into walk in wardrobe/dressing room and modern fitted three piece bathroom. The second double bedroom of this property has been converted onto a walk in wardrobe but can easily be converted back to a bedroom if desired. The property also boasts a designated secure parking space, economy heating, south facing balcony, modern furnishings and C energy efficiency rating. The property is leasehold with approximate annual fees of: Ground Rent: £65, Service Charge - £1035, Insurance - £225, Parking Space - £224, and a remaining lease of 971 years. ****This property can be offered with a tenant in situ with a yield return of around 7%****

HALLWAY 12'06" (3m 81cm) x 3'09" (1m 14cm)

L-Shaped hallway with carpet and large storage cupboard.

LOUNGE/DINER 22'10" (6m 95cm) x 8'04" (2m 54cm)

Large carpeted lounge and dining area with south facing balcony.

KITCHEN 9'03"x7'11" (2m 41cm)

Modern kitchen with fitted wall and base units and part tiled walls. The kitchen also includes oven and hob, fridge freezer, washing machine.

BEDROOM 12'04" (3m 75cm) x 9'00" (2m 74cm)

Good sized double bedroom with carpet and double bed and bedside cabinets, leading to dressing room

CONVERTED DRESSING ROOM 9'00" (2m 74cm) x 5'02" (1m 57cm)

This room was a second double bedroom but has now been converted into a walk in wardrobe dressing room with plenty of wardrobe and cupboard space. Could easily be converted back into a second bedroom.

BATHROOM 7'09"x5'06" (1m 67cm)

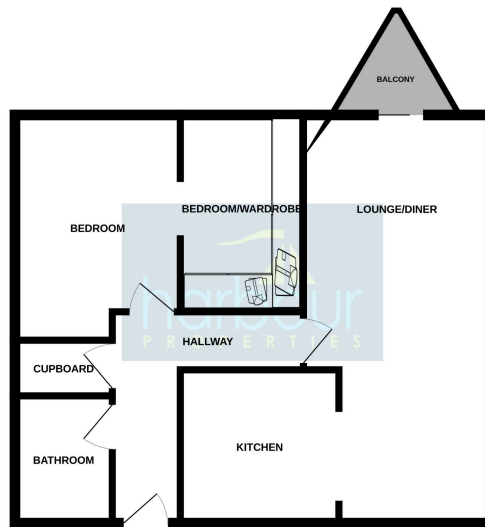
Very modern 3 piece fitted bathroom, with part tiles walls, white bathroom suite including shower over bath, vanity unit with mirror and towel rail.

Disclaimer

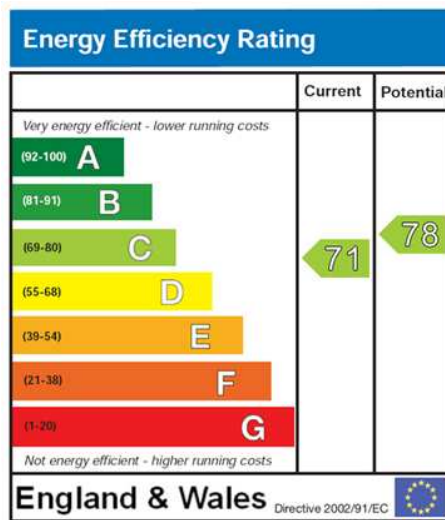
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GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are shown as sold and no guarantee is given as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

