



Asking Price £133,000

TENURE : LEASEHOLD

Princes Reach, Ashton-on-Ribble, PR2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

2 BEDROOM

FIRST FLOOR APARTMENT

ON SOUGHT AFTER PRESTON DOCKS

OPEN PLAN LIVING ROOM

KITCHEN & DINER

TWO DOUBLE BEDROOMS

Harbour Properties

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Website: <http://www.harbourproperties.co.uk>



Harbour Properties are delighted to advertise this modern two bedroom, first floor apartment on the sought after Preston Docklands, close to local amenities and with great links to the city centre and university. The property briefly comprises an entrance hall, open plan lounge, diner and modern fitted kitchen, two double bedrooms, and a family bathroom.

The property also boasts a water facing balcony, electric economy heating, double glazing throughout, an off road parking bay to the front and a large boarded loft space.

The property is not in a chain and is leasehold with annual fees of around £60.

ENTRANCE HALL

The apartment door opens up into the entrance hallway, which has laminate flooring.

LOUNGE 3.65m x 4.20m (12' x 13' 9")

At the end of the hallway is a good sized lounge with laminate flooring and a balcony with water views. The lounge is also open plan with the kitchen/diner.

KITCHEN DINER 6.30m x 3.40m (20' 8" x 11' 2")

The kitchen/diner is open plan with the lounge and features laminate flooring, two double glazed windows, and plenty of dining space. The kitchen itself includes white gloss wall and base units, a black work top, integrated appliances, including a washing machine and dishwasher, a tiled splash back, an extractor hood and breakfast bar.

MASTER BEDROOM 3.35m x 3.55m (11' x 11' 8")

The master bedroom is a good sized double room, which features a fitted wardrobe and a floor to ceiling double glazed window with stunning water views.

BEDROOM 2 2.40m x 3.55m (7' 10" x 11' 8")

The second bedroom is also a double room and also boasts water views.

BATHROOM 2.45m x 2.85m (8' x 9' 4")

Modern fitted bathroom which features a built in vanity unit with toilet and basin, shower over bath, with shower screen, tiled walls, frosted window and a storage cupboard housing the immersion heater.

OUTSIDE

The apartment has a secure communal entrance and stairs leading up to the apartment door. The apartment also boasts an off road parking bay to the front.

Disclaimer

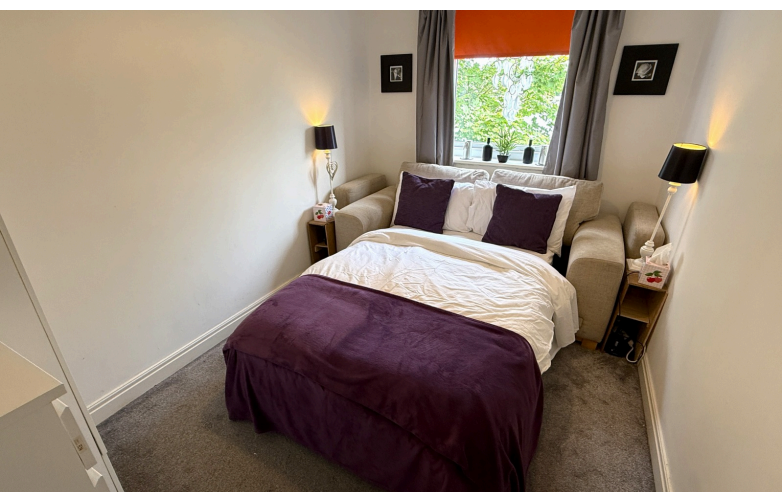
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