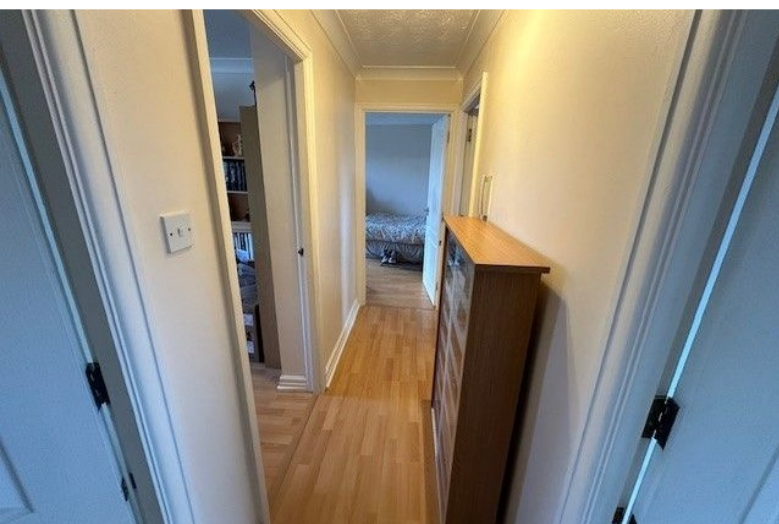




Asking Price £113,950

TENURE : LEASEHOLD

Princes Reach, Preston, PR2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**TWO BEDROOM APARTMENT
FOR SALE ON PRESTON
DOCKLANDS**

**FITTED KITCHEN AND FAMILY
BATHROOM**

**SOUGHT AFTER LOCATION
WITH STUNNING WATER
VIEWS**

ALLOCATED PARKING

**GOOD SIZED LOUNGE WITH
BALCANY AND 2 DOUBLE
BEDROOMS**

DOUBLE GLAZING

Harbour Properties

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



We are delighted to bring to the market for sale, this modern two bedroom apartment for sale in the apartment complex of Princes Reach, which is located on the sought after Preston Docklands. The property is in a great location, with supermarkets, gym, restaurants and lots of amenities nearby. Outside is a bus route into the city centre, which is just 5 minutes drive away. Its also well located to the nearby motorway network. It comes with stunning elevated views over the docks. The apartment briefly comprises an entrance hall, good sized lounge with balcony over the water, fitted kitchen, family bathroom, and two double bedrooms. The property also boasts electric economy heating, new double glazing and an allocated parking space. The property is leasehold and has a monthly management fee of £72.65. The property benefits from having no onward chain.

The property currently has a tenant in situ and can be purchased with the tenant in if the new owner is lookign for a tenanted property.

ENTRANCE HALLWAY 11'08" (3m 55cm) x 2'09" (83cm)

Small entrance vestibule leading hallway with laminate flooring and entry phone system.

LOUNGE 14'04" (4m 36cm) x 7'08" (2m 33cm)

Good sized lounge with laminate flooring. Comes with patio leading out to balcony with stunning views over Preston Marina and docks.

KITCHEN/DINER 12'09" (3m 88cm) x 8'07" (2m 61cm)

Fitted kitchen includes wooden wall and base units with marble effect top, tiled floors and part tiles walls. There is also space for a dining table and chairs.

BEDROOM 1 10'11" (3m 32cm) x 10'07" (3m 22cm)

Large double bedroom with laminate flooring and large window giving ample light and stunning water views

BEDROOM 2 10'06" (3m 20cm) x 6'09" (2m 5cm)

The second bedroom is also a small double room with laminate flooring and water views.

BATHROOM 8'04" (2m 54cm) x 6'08" (2m 3cm)

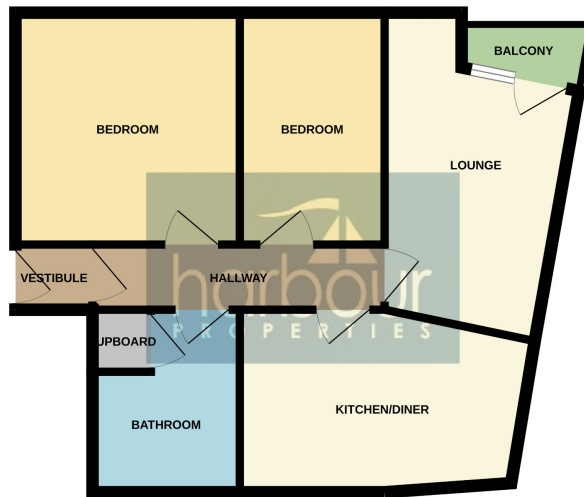
Modern bathroom with tiled floor and walls, toilet, basin, shower over bath and large storage cupboard.

Disclaimer

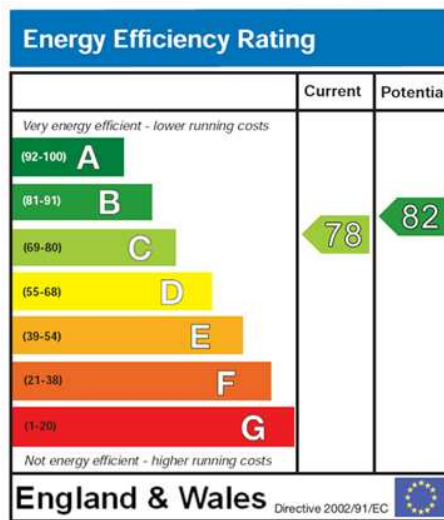
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GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Drawn with reference to BS2798



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.

