



FLAT 5 2 FISHERGATE HILL PRESTON, PR1 8QU

£84,950
LEASEHOLD

A fabulous 1800's building being approached by 'of the era' stone steps to an fabulous character property. A grade 2 listed building with intercom access to the common areas and flats. This upper floor flat has a spacious lounge, fitted kitchen, electric heating, spacious double bedroom and a three piece bathroom suite. Situated on the outskirts of Preston city centre, close to the Preston train station and within walking distance of Preston's award winning parks Avenham and Miller. In adjoining street there is permit older parking available. A great place to live with excellent access to all the amenities and services of Preston's centre, bus routes, restaurants, cafes and bars. Viewing is essential and this property is offered with No Chain Delay. Perfect for first time buyers or buy to let investors at a potential yield of over 10%.

MARIE HOLMES

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FLAT 5 2 FISHERGATE HILL

- Preston City Centre Upper Floor Flat • In Stunning Grade 2 Listed Building • Building Established in 1800's • One Double Bedroom • Spacious Lounge • Fitted Kitchen • Three Piece Bathroom • Electrical Heating • Approached Street Level Via A stunning Stone Staircase • Walking Distance to Train Station & City Centre



Ground Floor – Street Entrance

Being approached by gorgeous stone steps and cast iron railings to a lovely solid door accessing the communal entrance hall.

Communal Entrance Hall

A very well maintained entrance hall with staircase to the upper floors.

Entrance Hall

With intercom security access, ceiling light and doors off.

Lounge

15'0" x 12'10" (4.57 x 3.91)

A great size reception room with a lovely large sash window with secondary glazing, electric wall heater, archway opening to kitchen.

Kitchen

10'0" x 5'9" (3.05 x 1.75)

With a range of wall, drawer and base units with contrasting working surfaces, electric hob and oven, single stainless sink and drainer, plumbed for washer, space for fridge, secondary glazed sash window to the side.

Bedroom One

15'0" x 9'7" (4.57 x 2.92)

With secondary glazed sash window to the rear, concealed electric heater and ceiling light.

Bathroom

With a three piece suite comprising low suite W.C.

wash hand basin on a vanity unit and panelled bath with electric shower over and opaque sash window to the side.

FLAT 5 2 FISHERGATE HILL



Score	Energy rating	Current	Potential
2+	A		
1-91	B		
9-80	C		
5-68	D		58 D
9-54	E		
1-38	F		
-20	G	17 G	

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A


Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold

EPC Rating –



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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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