

# 012 Charles House

NO CHAIN

## Winckley Square, Preston PR1 3AW

Hazelwells are pleased to offer for sale this well presented ground floor apartment situated on Winckley Square in Preston City Centre. The property offers modern accommodation which briefly comprises; communal hallway with lift & stairs to all floors, hall, open plan living room with a fully equipped kitchen; fridge freezer, washer/dryer, dishwasher, wine fridge, instant boil tap, oven, electric hob, double bedroom, luxury shower room. Situated in a desirable location of Winckley Square providing easy access to all city centre amenities, a 5 minute walk to the train station and Winckley Square Gardens on your doorstep.

£89,950

Hazelwells
sales & lettings

Rental potential of £850pcm

Council Tax Band A
EPC: D

We have been advised that the Tenure is Leasehold 250 years from 2021

Ground Rent: appx. £174.00 per annum

Service Charge: appx. £2004.00 per annum

Insurance: appx. £450.00 per annum

Communal Entrance

Entrance hallway with secure fob entry.

Hall

Entrance hallway leading to living room, bedroom and shower room.

Living Room

Open plan living space with double glazed window, electric heater, wood laminate flooring. Modern fitted kitchen, wall and base units with complimentary light grey sparkle work surfaces, stainless steel sink and drainer with mixer/instant boil tap, integrated oven, electric hob, extractor fan, fridge freezer, dishwasher, washer dryer and wine cooler.

Cupboard housing hot water cylinder.









Bedroom

Double glazed window, electric wall heater.

Shower Room

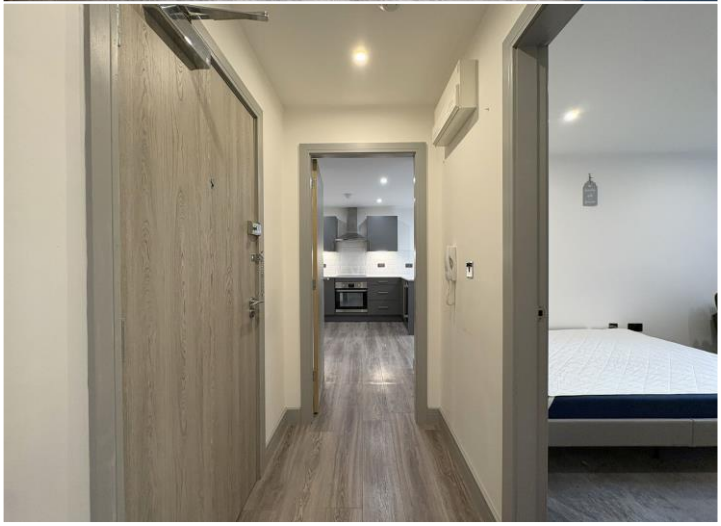
Moder shower room with wc, wash hand basin inset vanity unit, walk in shower. Tiled floor to wall, extractor fan.

Ideal buy to let opportunity with market rent in the region of £850pcm / 10,200 per annum.









If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. PROPERTY MISDESCRIPTIONS: The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.







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