

GUILDHALL

SALES & LETTINGS



Unit 108, 209 Tulketh Road, Preston, PR2 1ES

Offers Over £40,000

****PERFECT OPPORTUNITY FOR INVESTORS****

Guildhall Sales and Lettings are pleased to present this one bedroomed room to the market. Situated within Tulketh Park Hotel in Ashton On Ribble, within close proximity to local amenities, schools and the university. This property is an ideal opportunity for investors and internally comprises of a double bedroom providing access to the bathroom.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.

****When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before a memorandum of sale can be issued.****

Entrance

Bedroom 14'0" x 10'7" (4.27 x 3.23)

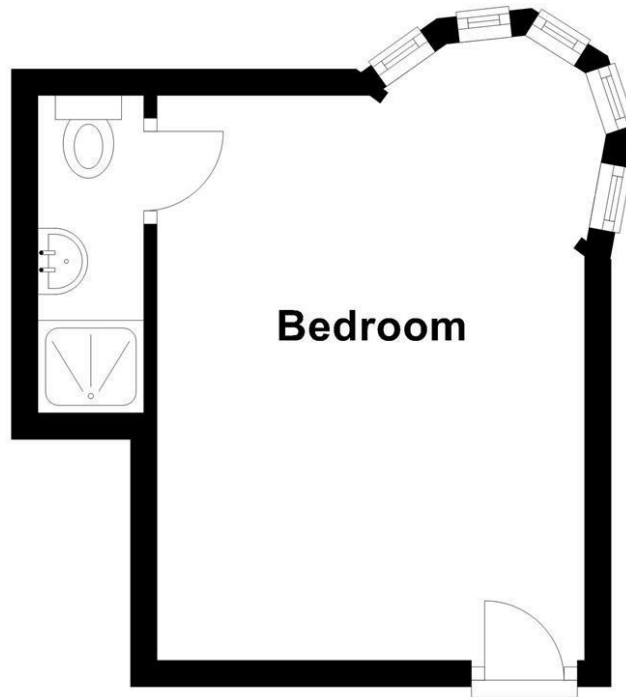
UPVC double glazed window, central heating radiator, electric heater and a door to the bathroom.

Bathroom 7'10" x 2'7" (2.4 x 0.8)

Shower enclosure with over head shower feed, pedestal wash basin, low base WC.

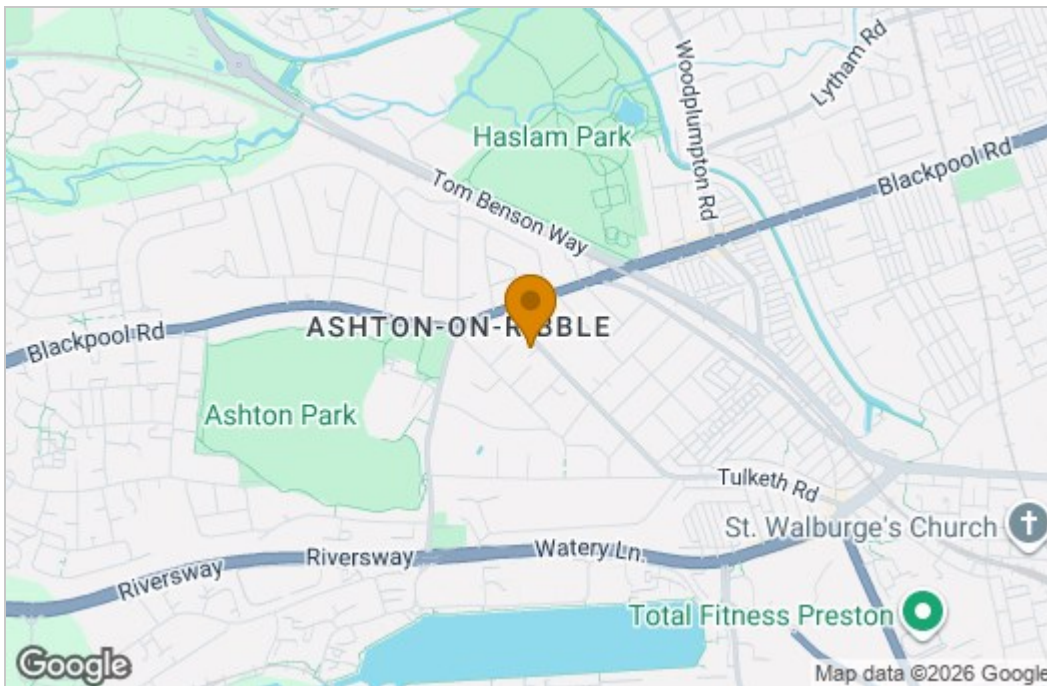
Floor Plan

Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.