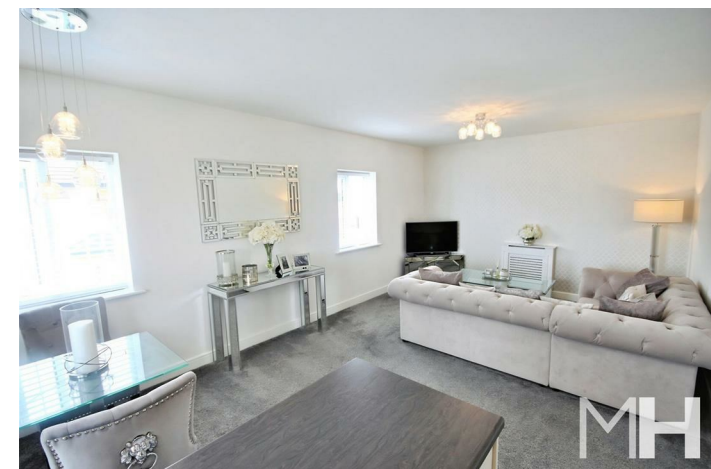




109 HENRY LITTLER WAY

WHITTINGHAM, PRESTON, PR3 2JG

£135,000
LEASEHOLD

NO ONWARD CHAIN DELAY - SUPERB MODERN TWO BEDROOM PENTHOUSE APARTMENT IN A MUCH SOUGHT AFTER RESIDENTIAL LOCATION Marie Holmes Estate Agents are delighted to bring to the market this superb well appointed second floor apartment, situated in a popular residential area known as Whittingham Park. Whittingham Park is within easy reach of all the facilities in Goosnargh including bars, restaurants, convenience store and lovely walks as well as being ideally placed for the Broughton Junction of the M55/M6 for ease of commute. The property is immaculately presented throughout with accommodation comprising of: entrance hallway, two double bedrooms, one En-suite, bathroom and open plan kitchen/dining/living area. Externally the apartment benefits from two allocated parking spaces to the rear. Communal garden shared between three apartments, bike shed and bin store. Viewing comes highly recommended to fully appreciate the space this apartment has to offer. Offered with the benefit of no onward chain delay.

MARIE HOLMES

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109 HENRY LITTLER WAY

- Modern Two Bedroom Penthouse Apartment • Much Sought After Location • Spacious Open Plan Living/Kitchen/Dining • Two Double Bedrooms • Ensuite to Master Bedroom & Further Bathroom • Immaculately Presented Throughout • Benefits from Two Allocated Parking Spaces • Close to Amenities & Transport Links • Ideal for First Time Buyers • No Onward Chain Delay - Early Viewing Advised



Front Entrance

Composite entrance door with door entry system leads in to communal hallway with stairwell. UPVC double glazed windows to front and side and double glazed Velux skylight window to ceiling offering plenty of natural light.

All On the Second Floor -

Entrance Hallway

Internal Hardwood door leads in to the apartment hallway. Doors leading off to two bedrooms, bathroom, storage cupboard, kitchen/living/dining room. Wall mounted door entry system. Access to loft. Inset ceiling spotlights. Double panel radiator with radiator cover. Carpeted.

Open Plan Kitchen/Dining/Living Area

20'10" X 16'3" (6.359 X 4.961)

UPVC double glazed windows to the side and rear elevations. A bright and airy room with a modern fitted kitchen in White, with a range of eye and base level units with contrasting worktops, under cabinet lighting, one and a half bowl stainless steel sink and drainer unit with mixer tap and breakfast bar. Appliances include integrated fridge, integrated freezer, stainless steel electric oven with grill, four ring induction hob and stainless steel extractor canopy and integrated washer dryer. Cupboard housing combi boiler. Vinyl floor covering. Two double panel radiators. Modern ceiling light fitment. Carpeted living area and space for dining table and chairs. Telephone socket. TV aerial point.

Master Bedroom

11'10" X 10'11" (3.605 X 3.321)

UPVC double glazed window to front elevation. Carpeted. Ceiling light fitting. Door leading through to:-

En-Suite

7'1" 4'10" (2.153 X 1.467)

UPVC double glazed obscured window to the side elevation. Features a three piece suite in white comprising of pedestal wash hand basin, low flush WC and step in shower cubicle. Wall mounted cabinet. Inset spotlights to ceiling. Radiator. Vinyl floor covering. Extractor fan.

Bedroom Two

12'2" X 9'9" (3.718 X 2.960)

UPVC double glazed window to rear elevation. Carpeted. Double panel radiator. Ceiling light fitment.

Bathroom

7' X 7' (2.141 X 2.134)

Features a modern three piece suite in White comprising of a low flush W.C, pedestal wash hand basin and panelled bath with mixer taps. Part tiled elevations. Towel radiator. Wall mounted mirror. Inset ceiling spotlights. Vinyl floor covering. Extractor fan.

Exterior & Parking

The property benefits from two allocated spaces at the rear on the car park with communal garden area, bin store and bike store.

Leasehold Information

The property is leasehold for a term of 125 years from

1st January 2016. The annual ground rent is £391.88 which is fixed until 1 January 2036. The service charge which covers communal area cleaning and maintenance, gardening, window cleaning, car park maintenance, communal area electric, management fees and buildings insurance is currently £139 a month.

Agent Disclaimer

In accordance with Section 21 of the Estate Agents Act 1979, we advise that a Agency Partner at Marie Holmes Estate Agents has a personal interest in the sale of this property.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

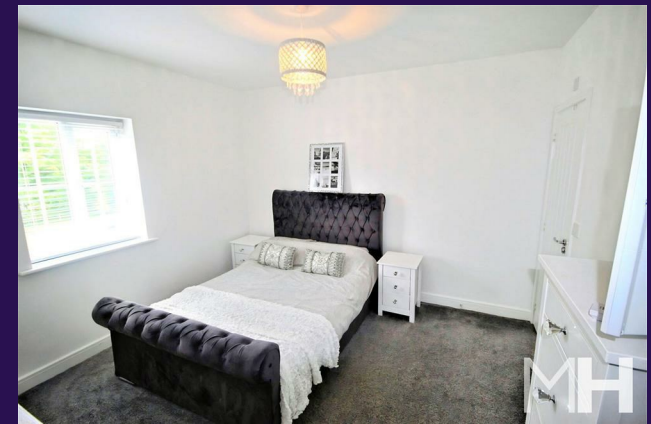
NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

109 HENRY LITTLER WAY



TOP FLOOR APARTMENT
61.2 sq.m. (659 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	
(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	

EPC Rating: B Council Tax Band: B

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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