



52 BRITANNIA DRIVE ASHTON-ON-RIBBLE, PRESTON, PR2 2YD

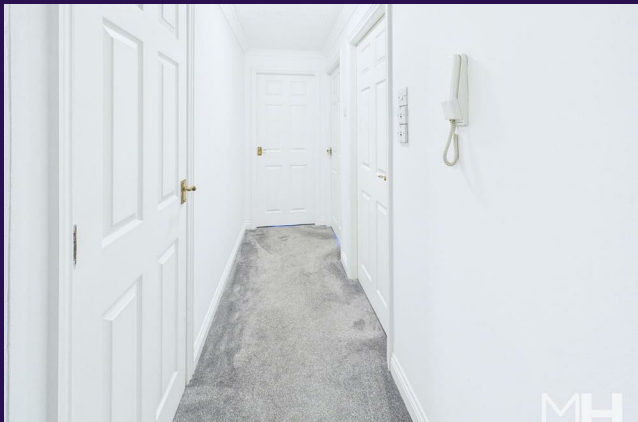
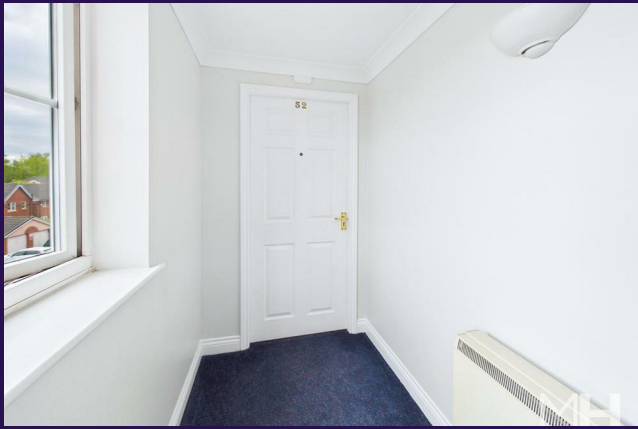
£149,950
LEASEHOLD

- Superb Apartment on Preston Docklands • Balcony with impressive views over Preston Docks • Spacious Lounge/Diner • Private secure garage parking • Newly Fitted Contemporary Kitchen • Close to City centre and local amenities • Great investment opportunity or first time buyer/professional home • Viewing Comes Highly Recommended

MARIE HOLMES
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Introducing 52 Britannia Drive...

Britannia Drive presents an exceptional opportunity to acquire a beautifully recently refurbished apartment, finished to a high standard and boasting impressive balcony views across Preston Docks and the city skyline. Positioned on the second floor, the property offers well-proportioned accommodation, including two bedrooms with fitted wardrobes, a modern bathroom, and a spacious lounge/diner with direct access to the balcony—perfect for enjoying the striking waterfront outlook. The kitchen is well-appointed, and the apartment further benefits from private garage parking. Ideally located within easy reach of local amenities and just a short walk from the city centre, this home is perfectly suited to first-time buyers, professionals, or investors seeking a strong rental opportunity. Early viewing is highly recommended to fully appreciate all that this fantastic apartment has to offer.



Entrance Hallway

Entrance via Hardwood front door from the communal landing. Storage cupboard. Carpeted. Airing cupboard housing water tank. Two wall mounted electric heaters. Door intercom entry system.

Kitchen

9'5" x 9'1" (2.87 x 2.76)

UPVC double glazed window to the rear elevation, overlooking Preston Docklands. Features a range of modern Off White eye and base level units with contrasting work surfaces and splashbacks over.

Inset composite single bowl sink and drainer with modern brushed steel mixer tap. Integrated appliances include electric oven, induction hob, extractor hood, microwave oven, tall fridge freezer and washing machine. Breakfast bar. Vinyl floor covering. Spotlight track to ceiling.

Lounge Diner

13'3" x 13'3" (4.05 x 4.04)

UPVC double glazed sliding patio doors to the rear elevations, opening on to the self contained balcony with impressive views over Preston Docklands and beyond, offering an ideal space for a seating area or

al fresco dining. Feature media wall unit with inset modern electric fire, space for large screen TV and inset sound bar. Wall lights. Ceiling light fitting. Carpeted. Wall mounted electric heating.

Master Bedroom

15'6" x 9'8" (4.72m x 2.95m)

UPVC double glazed window to the front elevation. Features fitted robes with full height, top box and drawer storage. Carpeted. TV aerial socket. Ceiling fitting. Wall mounted electric heating.

Bedroom Two

11'1" x 8'10" (3.38m x 2.68m)

UPVC double glazed window to the front elevation. Carpeted. TV aerial socket. Ceiling fitting. Wall mounted electric heating.

Bathroom

8'3" X 4'11" (2.51 X 1.50)

Features a three piece suite in White, comprising of mains powered double door corner shower cubicle, vanity wash hand basin and low level W.C. Extractor fan. Part tiled elevations. Tiled flooring. Ceiling extractor fan.

Garage

Secure garage with up and over door, lock and parking for one vehicle or additional storage space. Further visitor communal parking is available.

Leasehold Terms

Please note that the property is leasehold. 999

years from January 1997 - Approx 971 years remaining.

Ground rent - £50 per annum

Service Charge - Approximately £820 per annum

Further information available upon request.

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:

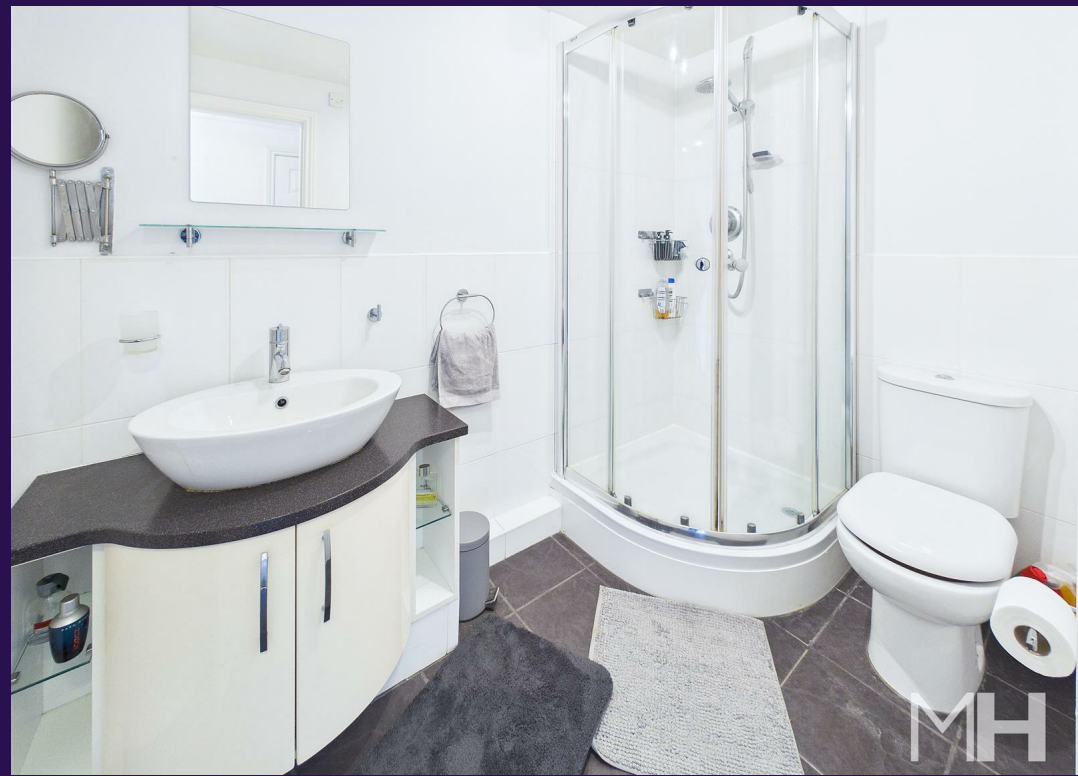
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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.







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ADDITIONAL INFORMATION

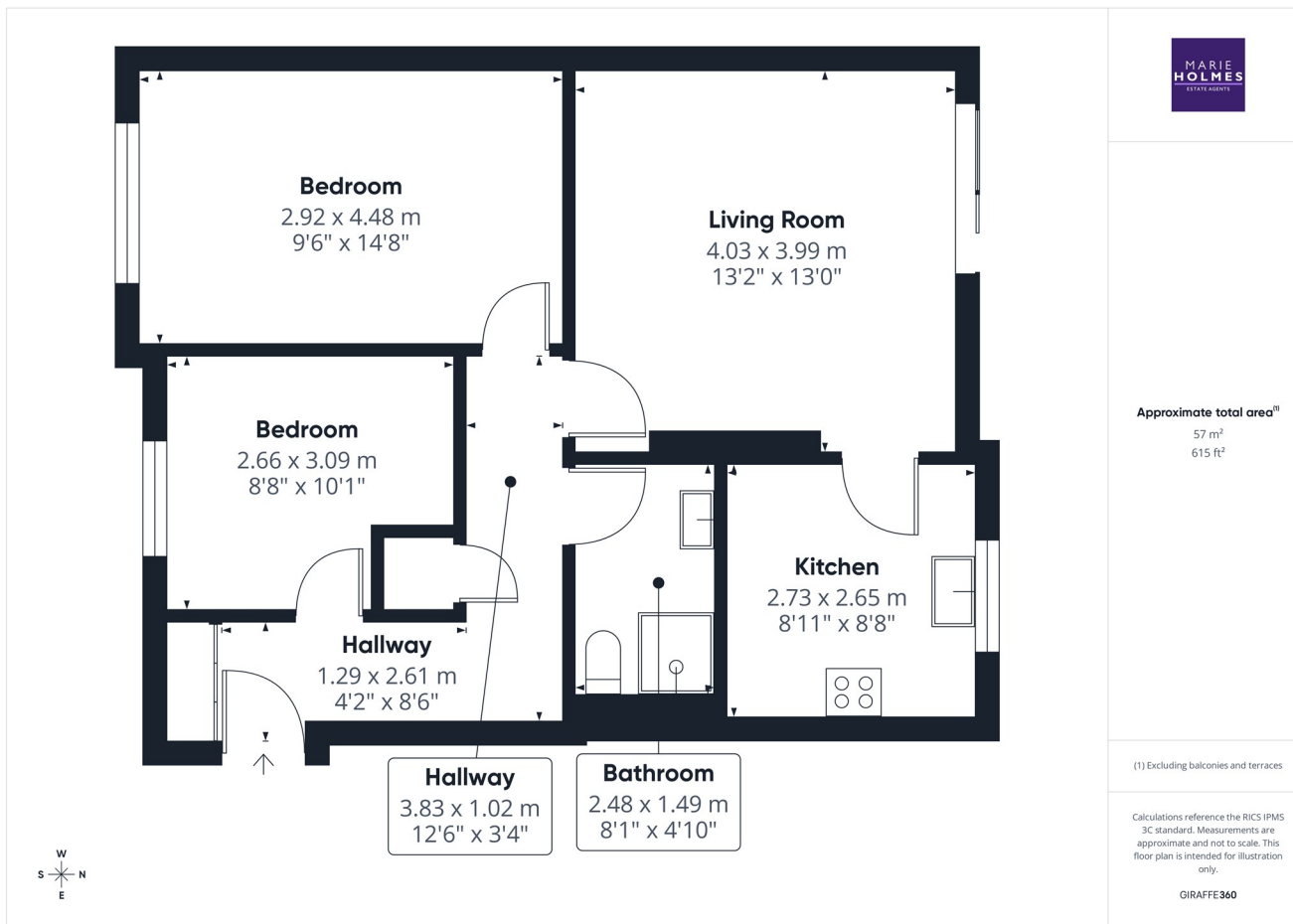
Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Tenure – Leasehold



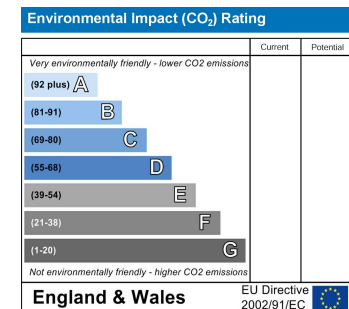
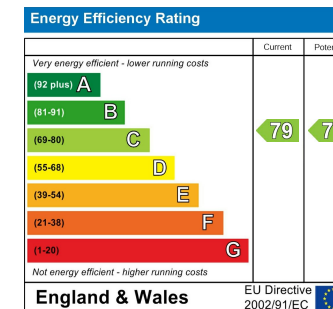


Approximate total area⁽¹⁾
57 m²
615 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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