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SALE OFFICE:

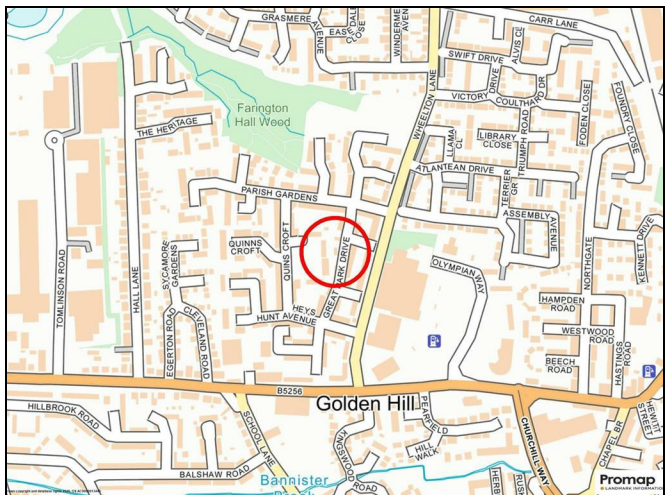
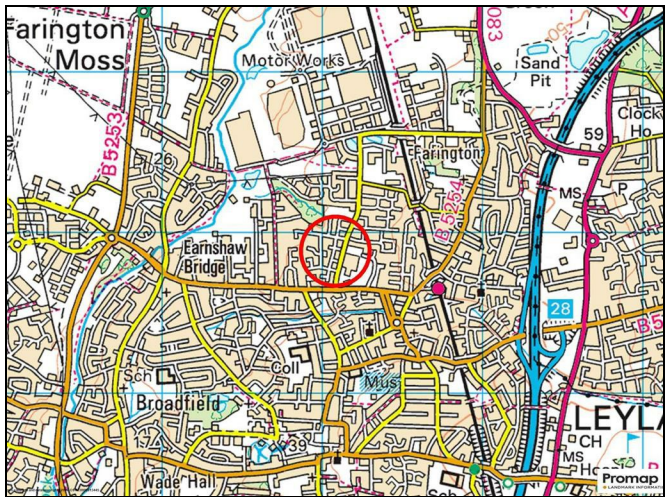
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

26 Great Park Drive

Leyland, PR25 3UP



A UNIQUE DETACHED 'COACH HOUSE' APARTMENT PROVIDING SPACIOUS ACCOMMODATION WITH NO ADJOINING NEIGHBOURS ABOVE, BELOW OR TO THE SIDE, IDEALLY LOCATED CLOSE TO LOCAL AMENITIES, LEYLAND TOWN CENTRE, TRAIN STATION AND EXCELLENT M6 AND M65 MOTORWAY LINKS. 905SQFT

Private Entrance. Hall. Living and Dining Room. Open Plan Kitchen. Two Double Bedrooms. Bathroom. Parking. Garage.

OFFERED FOR SALE WITH NO CHAIN OR WITH TENANT IN SITU

CURRENTLY LET FOR £780 PER MONTH - £9360 PER ANNUM - 8.5% YIELD

£110,000

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** NO CHAIN - DETACHED 'COACH HOUSE' APARTMENT

Set in a sought-after residential area, this unique Detached Apartment presents a rare chance to purchase a home with no adjoining neighbours — not to the side, above or below. Properties of this kind are few and far between, making this an opportunity not to be missed.

Accessed via its own private front door, the Entrance Hall offers direct access to the Integral Garage and stairs leading up to the First Floor Hall and the main accommodation.

The spacious Lounge and Dining room is filled with natural light, thanks to dual-aspect windows, and opens seamlessly into the kitchen — which is fitted wall and base units, integrated appliances, and a built-in pantry cupboard for added storage.

From the First Floor Hall, you'll find a handy built-in storage cupboard, Two generously sized Double Bedrooms — both benefiting from fitted wardrobes — and a three-piece Bathroom with bath and overhead shower, hand basin, and WC.

Additional features include a Garage and Off road Parking — a true rarity for apartment living.

Ideally located close to local amenities, well-regarded schools, Leyland town centre, train station and with easy access to the M6 and M65 motorway links, this home ticks all the boxes for convenience and comfort.

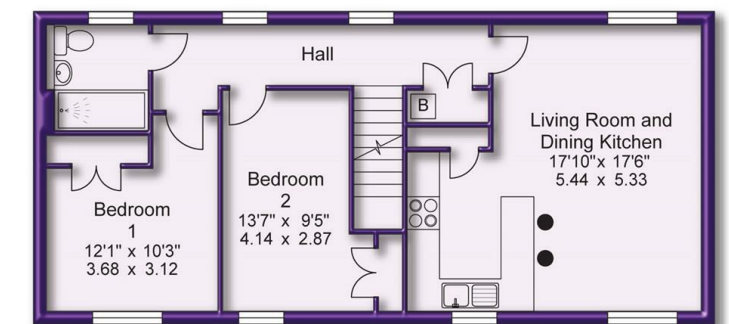
Viewings are highly recommended.

- Leasehold 250 years from 1 January 2004
- Council Tax Band B

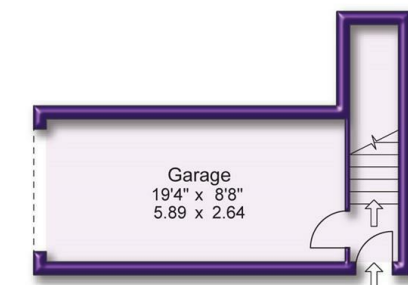


Approx Gross Floor Area = 905 Sq. Feet
(inc. Entrance and Garage) = 84.1 Sq. Metres

Approx Gross Floor Area = 700 Sq. Feet
(exc. Entrance and Garage) = 65.0 Sq. Metres



First Floor



Ground Floor