



41 PENWORTHAM HALL GARDENS PENWORTHAM, PRESTON, PR1 9TG

ASKING PRICE £68,000
LEASEHOLD

A lovely ground floor apartment for the over 55's, Available on a 70% shared ownership basis. being set in the most amazing Grade 2 listed building. Having been the former dwelling of Mr John Horrocks, the famous cotton merchant. Now the main hall has been cleverly adapted to form some amazing residences in stunning grounds all around. 'The Walmer Suite' has two bedroom, generous size hall, spacious lounge and a contemporary kitchen and shower room. There is gas central heating as well as many stunning original features, high ceilings and gorgeous Georgian windows. The building is entered via the main formal hall where this property sits to the left. Close to local bus routes, services and amenities. Viewing is essential and only by appointment with Marie Holmes Estates

MARIE HOLMES

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41 PENWORTHAM HALL

- Ground Floor Apartment Set In Main Hall
- Over 55's
- Two Bedrooms
- Spacious Lounge
- Modern Dining Kitchen
- Contemporary Shower Room
- Most Imposing Grade 2 Listed Building
- Superb Kept Grounds
- Plenty of Parking Bays
- Great Community



Entrance Hall

Access for a keypad intercom system, this flat is easily accessible as on ground floor level.

Flat Entrance Hall

With storage cupboard, ceiling lights, radiator and door off.

Lounge

15'6" x 13'1" (4.72 x 3.99)

With a stunning Georgian window set in period window casing, lovely high ceilings, gas fire, radiator, ceiling light and T.V. point.

Kitchen

10'9" x 9'3" (3.28 x 2.82)

A stylish kitchen with a range of wall drawer and base units with contrasting working surfaces, cupboard housing the central heating boiler, plumbed for washer and space for white goods, one Georgian window to the front and another bay effect Georgian window to the other side set in period window casing.

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Bedroom One

10'0" x 11'1" (3.05 x 3.38)

A lovely bedroom with a Georgian window, ceiling light and radiator.

Bedroom Two

With a Georgian window, radiator and ceiling light.

Shower Room

With a glazed shower compartment and a jetting steam shower, low suite W.C. and pedestal wash hand basin

Outside

What is so wonderful about this apartment is the Heritage of the great building itself but also the stunning well maintained grounds, plenty of parking bays and outdoor areas.

41 PENWORTHAM HALL





Score	Energy rating	Current	Poten
92+	A		
81-91	B		82
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B


Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold

EPC Rating –



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

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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