

## 41 PENWORTHAM HALL GARDENS

PENWORTHAM, PRESTON, PR1 9TG

**£68,000**  
LEASEHOLD

A rare opportunity to acquire a beautifully presented ground floor apartment, exclusively for the over 55's, offered on a 70% shared ownership basis and set within an exceptional Grade II listed building of significant character and history. Formerly the residence of renowned cotton merchant John Horrocks, this impressive building has been thoughtfully and sympathetically converted into a collection of unique homes, surrounded by stunning, well-maintained grounds.

Known as The Walmer Suite, the apartment offers spacious and elegant accommodation, perfectly blending period charm with modern living. The property comprises a generous entrance hallway, a bright and airy lounge, two well-proportioned bedrooms, a contemporary fitted kitchen, and a stylish shower room.

The apartment retains a wealth of original features, including high ceilings and striking Georgian windows, which flood the space with natural light and enhance the sense of grandeur throughout. Gas central heating ensures comfort, while the character of the building provides a truly special living environment.

Accessed via the impressive main formal hall, the apartment is conveniently positioned to the left upon entry. Ideally located, the property is within easy reach of local amenities, services, and bus routes, making day-to-day living both convenient and enjoyable.

Viewing is essential to fully appreciate the unique setting, history, and quality of this distinctive home, and is strictly by appointment with Marie Holmes Estate Agents.

**MARIE HOLMES**

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# 41 PENWORTHAM HALL

- 'The Walmer Suite' Ground Floor Apartment • Set in a Former Main Hall – Imposing Building • Over 55's Community • Spacious Lounge & Two Bedrooms • Modern Dining Kitchen • Contemporary Shower Room • Most Imposing Grade 2 Listed Building • Superb Kept Grounds • Plenty of Parking Bays • Great Community



## Communal Entrance

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

## Apartment 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.

## 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

## Exterior

One of the standout features of this apartment is not only the rich heritage and character of the impressive building itself, but also the beautifully maintained grounds that surround it. Residents can enjoy an abundance of parking, along with attractive outdoor spaces that further enhance the appeal and setting of this unique home.

## Service Charge

There is a monthly service charge for the property. 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

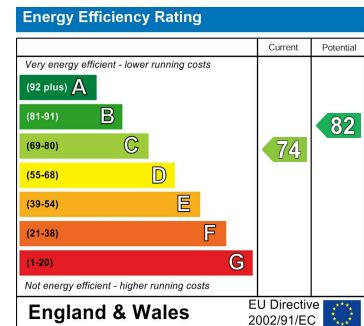
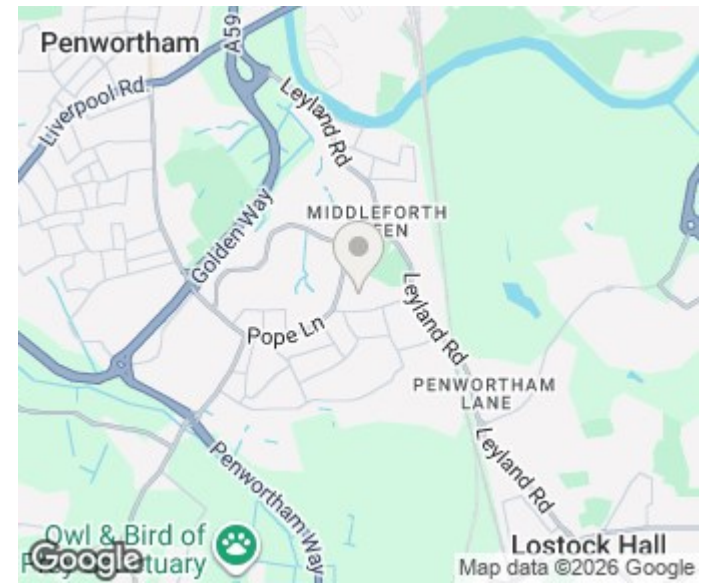
approximate, and photographs provided for guidance only.

#### 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.

## 41 PENWORTHAM HALL





## EPC Rating: C 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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