



12 PAGES COURT

LOSTOCK HALL, PRESTON, PR5 5LT

£85,000
LEASEHOLD

A great purpose build apartment set in a quiet courtyard where there is ample parking bays for the property residents. This stylish home has been modernised throughout with great attention to detail made on the quality fixtures and fittings, whether that is the internal contemporary doors, bespoke fitted bedroom furniture to the master bedroom, the three piece shower room or well fitted breakfast kitchen. The presentation is further enhanced by tasteful decorating and floor coverings. Tucked away yet with easy access to central Lostock Hall, the train station, main road connectivity and close proximity to local supermarkets and out of town shopping. Viewing is essential to fully appreciate the size, setting and presentation of this beautiful first floor apartment.

MARIE HOLMES
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• Purpose Build First Floor Apartment • Situated In Quiet Courtyard • Modernised Throughout • One Double Bedroom – With Stylish Fitted Wardrobes • Spacious Lounge Room • Generous Fitted Breakfast Kitchen • Modern Three Piece Shower Room • Quality Fixtures & Fittings • Beautifully Decorated • Gas Central Heating & uPVC Double Glazing



Entrance Hall

With door access from first floor communal landing, built in cupboards, quality decor and lovely internal doors, ceiling light.

Lounge

A lovely lounge room with uPVC double glazed window, ceiling light, radiator and TV aerial point.

Kitchen/Breakfast Room

A contemporary fitted kitchen, with range of wall, drawer and base units with contrasting working surfaces, breakfast bar area, gas hob with extractor above, electric oven, plumbed for washer, integrated fridge freezer and uPVC double glazed window.

Bedroom One

With a range of stylish built in wardrobes, uPVC double glazed window, ceiling light, radiator and TV aerial point.

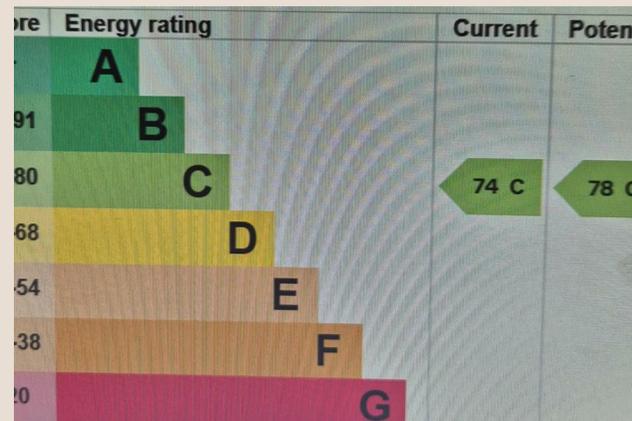
Shower Room

With a three piece suit comprising, quadrant glazed shower compartment, low suite W.C. wash hand basin, opaque uPVC double glazed window, tiled elevations and cupboard housing central heating boiler.

Outside

The purpose built apartment sits in a spacious courtyard where there are parking bays for residents parking.

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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 	

EPC Rating: Council Tax Band: A

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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