



Asking Price £115,000

TENURE : LEASEHOLD

Princes Reach, Preston, PR2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 2

**TWO BEDROOM APARTMENT
FOR SALE ON PRESTON
DOCKLANDS**

KITCHEN

**SOUGHT AFTER LOCATION
WITH STUNNING WATER
VIEWS**

**DINING ROOM AND FAMILY
BATHROOM**

**GOOD SIZE LOUNGE WITH
BALCONY AND TWO DOUBLE
BEDROOMS**

**ALLOCATED PARKING SPACE
AND DOUBLE GLAZING**

Harbour Properties

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****This property has a tenant in situ and is currently open to sale to investors who wish to keep the tenant only.****

We are delighted to bring to the market for sale, this ground floor two bedroom apartment for sale in the apartment complex of Princes Reach, which is located on the sought after Preston Docklands. The property is in a great location, with supermarkets, gym, restaurants and lots of amenities nearby. Outside is a bus route into the city centre, which is just 5 minutes drive away. Its also well located to the nearby motorway network. It comes with stunning views over the Marina. The apartment briefly comprises an entrance hall, good sized lounge with balcony over the water, dining room, fitted kitchen, family bathroom, two double bedrooms and a courtyard at the front of the property. The property also boasts gas central heating, double glazing and an allocated parking space.

We are reliably informed that the property is Leasehold on a 999 year term from 1st Jan 1989 with a share of the Freehold owned by Princes Reach (Preston) Management company. Management fees are £69pcm. The property benefits from having no onward chain.

ENTRANCE HALLWAY *3'11" (1m 19cm) x 6'08" (2m 3cm)*

Entrance hallway with laminate flooring, leading to....

KITCHEN *6'11" (2m 10cm) x 6'08" (2m 3cm)*

Fitted kitchen includes white wall and base units, work tops and wood laminate flooring. Archway leading through to dining area.

DINING ROOM *8'08" (2m 64cm) x 7'08" (2m 33cm)*

Good size dining room with wood laminate flooring.

LOUNGE *14'06" (4m 41cm) x 11'05" (3m 47cm)*

Large lounge with laminate flooring. Comes with door leading out to balcony with stunning views over Preston Marina and docks.

BALCONY

Small balcony area with views of the Marina.

HALLWAY *11'05" (3m 47cm) x 2'09" (83cm)*

Central hallway with storage cupboard, leading to.....

BATHROOM *8'07" (2m 61cm) x 6'05" (1m 95cm)*

Family bathroom with tiled floor and walls, toilet, basin, shower over bath and large storage cupboard.

BEDROOM 1 *10'09" (3m 27cm) x 10'06" (3m 20cm)*

Large double bedroom with carpet and large window giving ample light and stunning water views.

BEDROOM 2 *11'00" (3m 35cm) x 7'00" (2m 13cm)*

The second bedroom is also a small double room with carpet and water views.

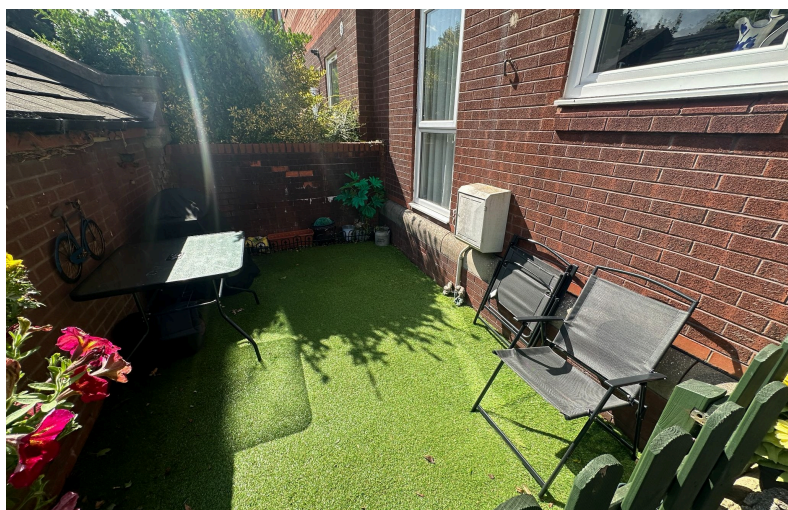
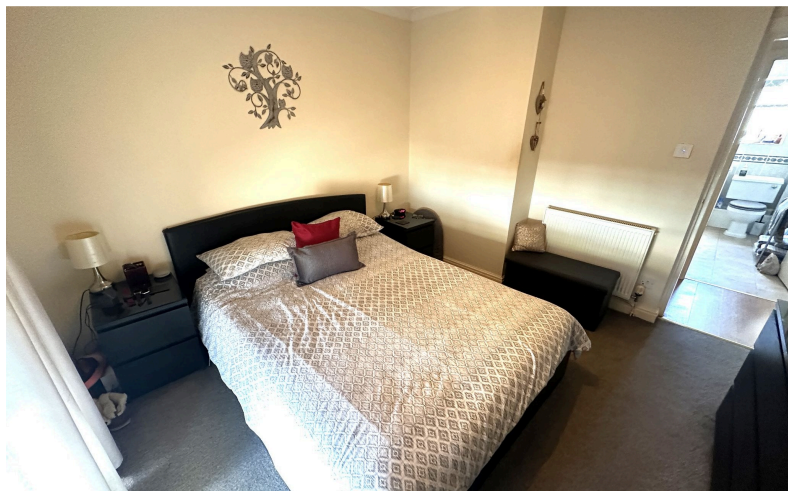
GARDEN

Enclosed garden area with artificial grass, meaning low maintenance. South facing meaning plenty of sunshine.

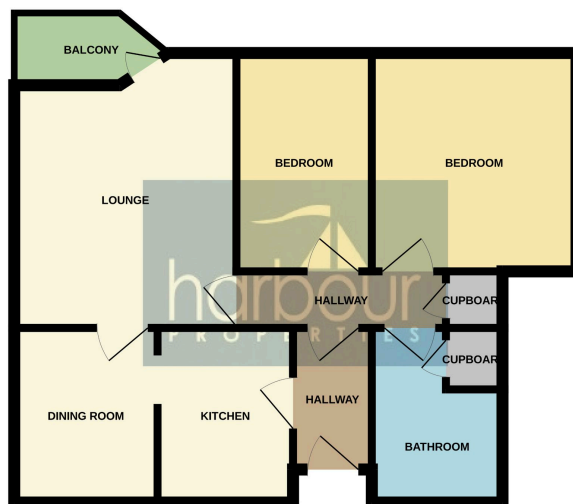
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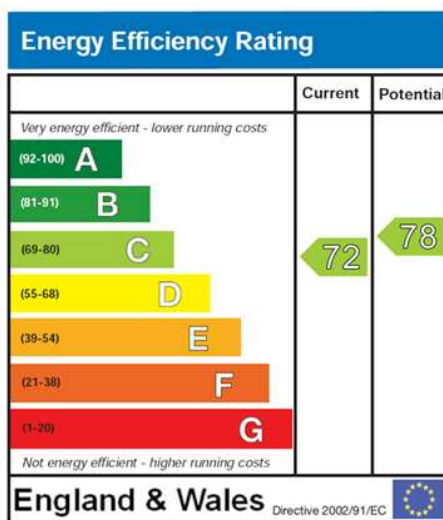




GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Issue with reference 02026



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

