

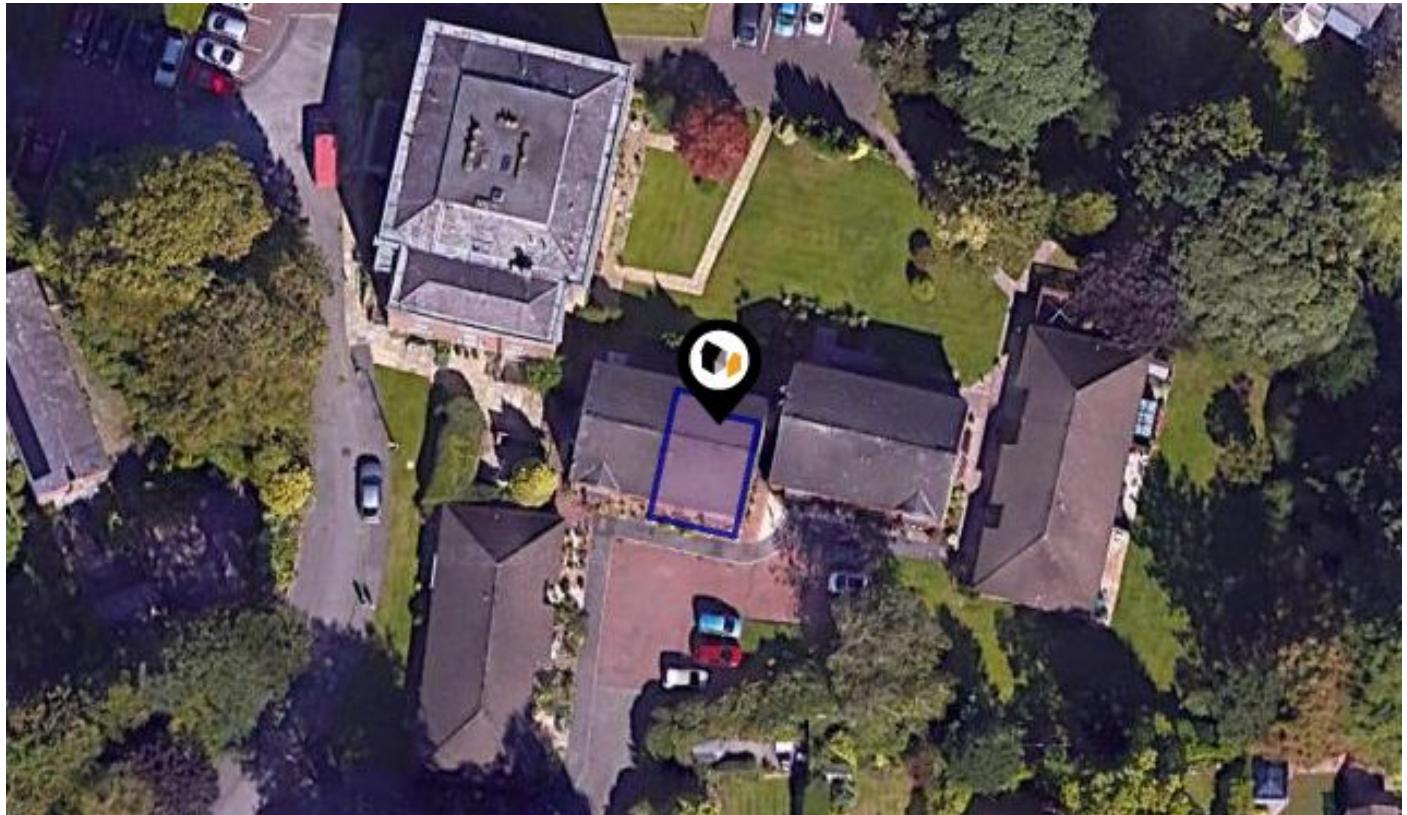


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 13<sup>th</sup> January 2026**



## **PENWORTHAM HALL GARDENS, PENWORTHAM, PRESTON, PR1**

### **Roberts & Co**

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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# Introduction

## Our Comments

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\* 2 Bedroom First Floor Apartment \* Over 60's Development \* 70% Shared Ownership (30% owned by Places for People)

This well-presented apartment is situated within a sought-after and well-maintained development, offering comfortable, secure, and low-maintenance living. The apartment is in very good condition throughout and features a modern, well-equipped kitchen, which offers sufficient space to accommodate a small dining table, making it ideal for everyday meals or casual dining. The bright and welcoming living room is a standout feature, enhanced by a wall-mounted electric feature fire, creating a cosy and inviting space to relax and unwind. The contemporary shower room has been installed in recent years and is finished to a modern standard. There are two bedrooms, including a generously sized main bedroom with fitted wardrobes, providing excellent storage, and a second single bedroom, perfect for guests, a home office, or hobby room. Externally, the property benefits from well-kept communal gardens and an allocated parking space. The apartment is offered with no onward chain, allowing for a smooth and straightforward purchase. Ideally located close to excellent local bus routes and a range of local amenities, this apartment offers a fantastic opportunity to enjoy convenient, community-focused living in a desirable location.

# Property Overview



## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	624 ft <sup>2</sup> / 58 m <sup>2</sup>
Plot Area:	0.02 acres
Year Built :	1983-1990
Council Tax :	Band B
Annual Estimate:	£1,829
Title Number:	LAN146778

Tenure:	Leasehold
Start Date:	05/06/2013
End Date:	06/06/2112
Lease Term:	99 years from 6 June 2013
Term Remaining:	86 years

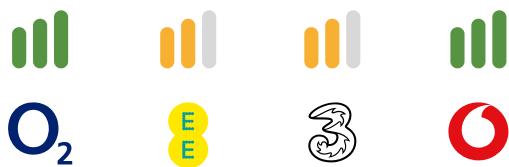
## Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)
<b>8</b> mb/s
<b>60</b> mb/s
- mb/s



**Mobile Coverage:**  
(based on calls indoors)

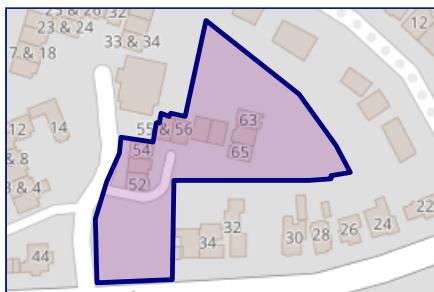


**Satellite/Fibre TV Availability:**



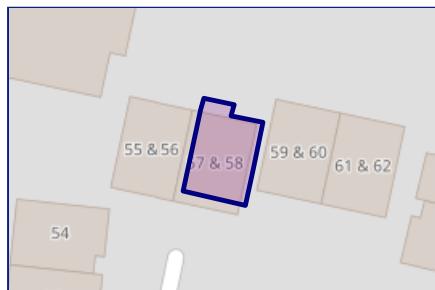
# Property Multiple Title Plans

## Freehold Title Plan



**LA507754**

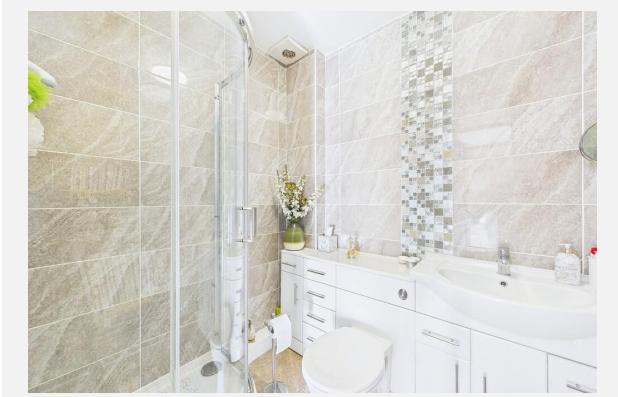
## Leasehold Title Plan



**LAN146778**

Start Date: 05/06/2013  
End Date: 06/06/2112  
Lease Term: 99 years from 6 June 2013  
Term Remaining: 86 years

# Gallery Photos



# Gallery Floorplan

## PENWORTHAM HALL GARDENS, PENWORTHAM, PRESTON, PR1



# Gallery Floorplan

## PENWORTHAM HALL GARDENS, PENWORTHAM, PRESTON, PR1



# Property EPC - Certificate

Penwortham, PRESTON, PR1

Energy rating

C

Valid until 07.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

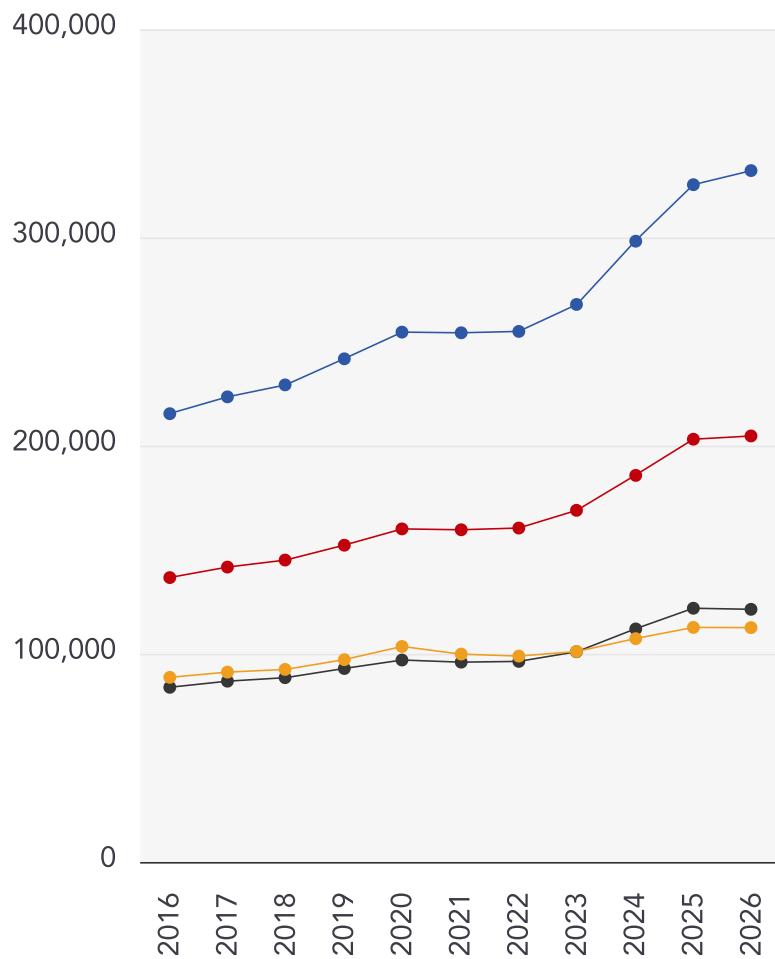
# Property EPC - Additional Data

## Additional EPC Data

<b>Property Type:</b>	Top-floor flat
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	(another dwelling below)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	58 m <sup>2</sup>

# Market House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

**+54.23%**

Semi-Detached

**+49.8%**

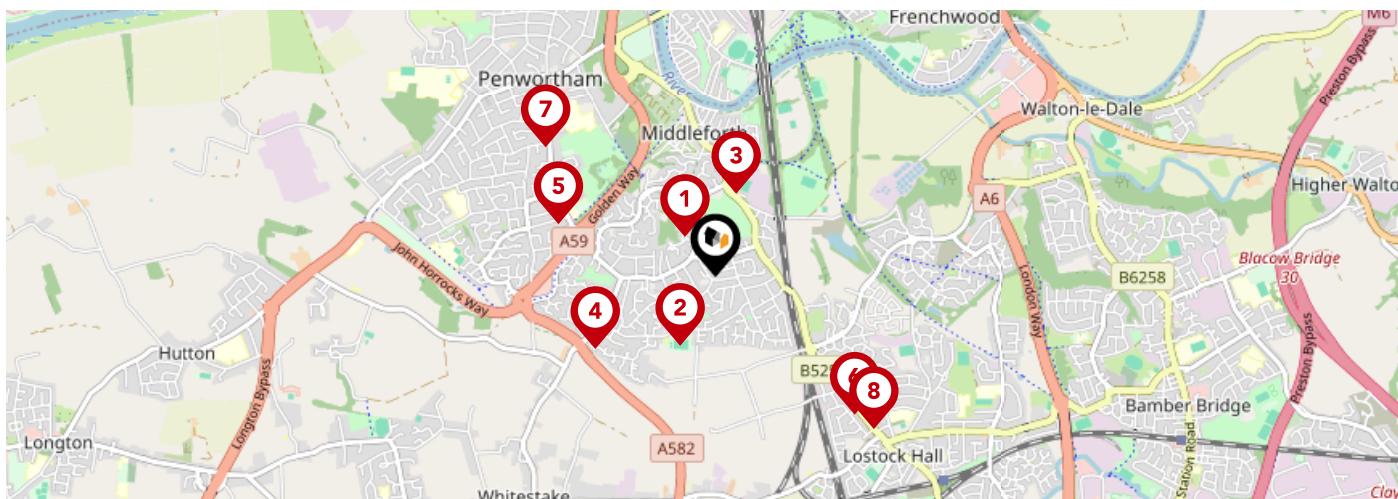
Flat

**+26.94%**

Terraced

**+44.66%**

# Area Schools



Nursery Primary Secondary College Private

**1** Penwortham Middleforth Church of England Primary School  
Ofsted Rating: Good | Pupils: 205 | Distance: 0.22



**2** Kingsfold Primary School  
Ofsted Rating: Good | Pupils: 112 | Distance: 0.34



**3** St Mary Magdalen's Catholic Primary School  
Ofsted Rating: Requires improvement | Pupils: 190 | Distance: 0.38



**4** Penwortham Broad Oak Primary School  
Ofsted Rating: Good | Pupils: 201 | Distance: 0.61



**5** Cop Lane Church of England Primary School, Penwortham  
Ofsted Rating: Outstanding | Pupils: 208 | Distance: 0.73



**6** Applebee Wood Community Specialist School  
Ofsted Rating: Good | Pupils: 161 | Distance: 0.86



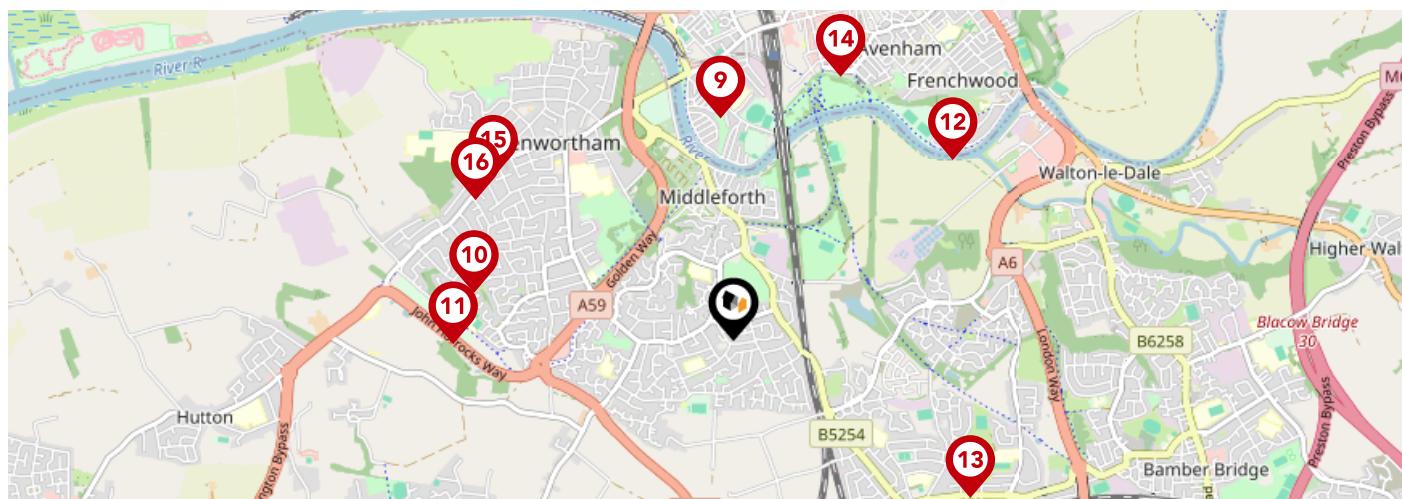
**7** Penwortham Girls' High School  
Ofsted Rating: Outstanding | Pupils: 801 | Distance: 0.94



**8** Our Lady and St Gerard's Roman Catholic Primary School,  
Lostock Hall  
Ofsted Rating: Requires improvement | Pupils: 360 | Distance: 0.96



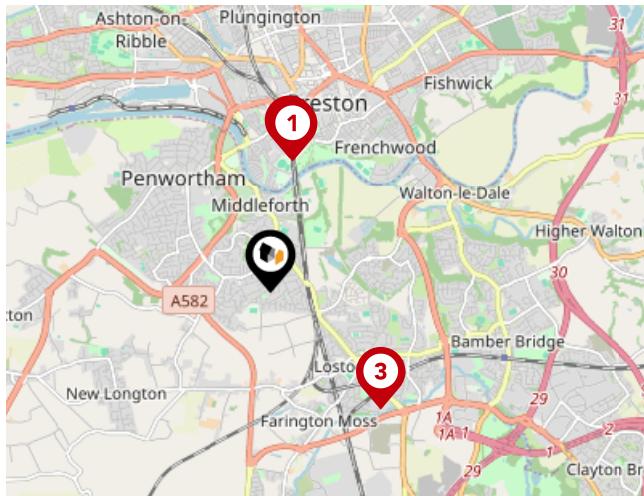
# Area Schools



Nursery Primary Secondary College Private

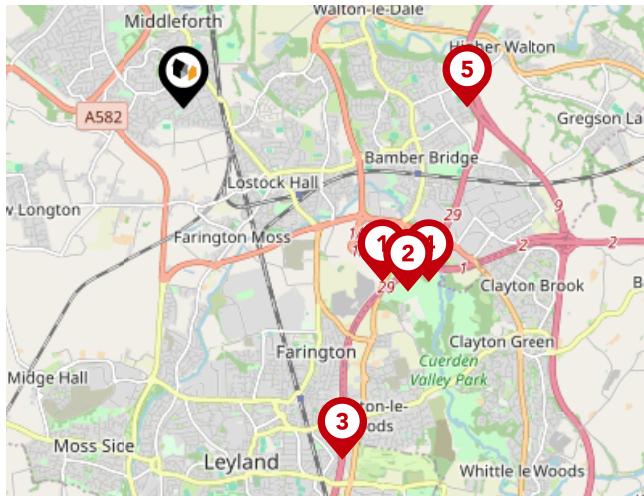
 <b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 351   Distance: 0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 912   Distance: 1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Christ The King Catholic High School</b> Ofsted Rating: Not Rated   Pupils: 395   Distance: 1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lostock Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Imam Muhammad Zakariya School</b> Ofsted Rating: Good   Pupils: 103   Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



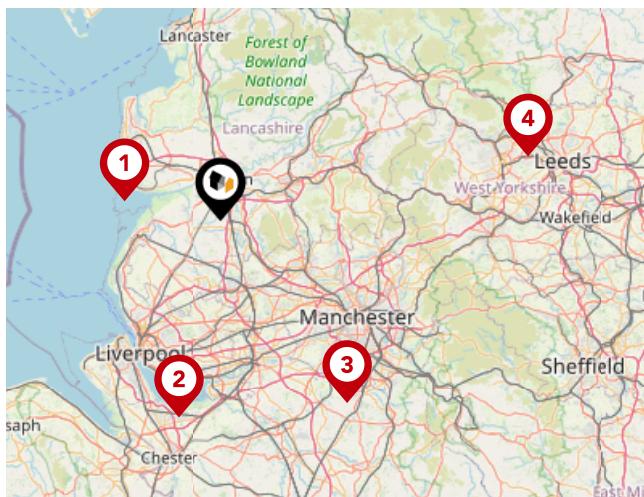
## National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.18 miles
2	Preston Rail Station	1.2 miles
3	Lostock Hall Rail Station	1.41 miles



## Trunk Roads/Motorways

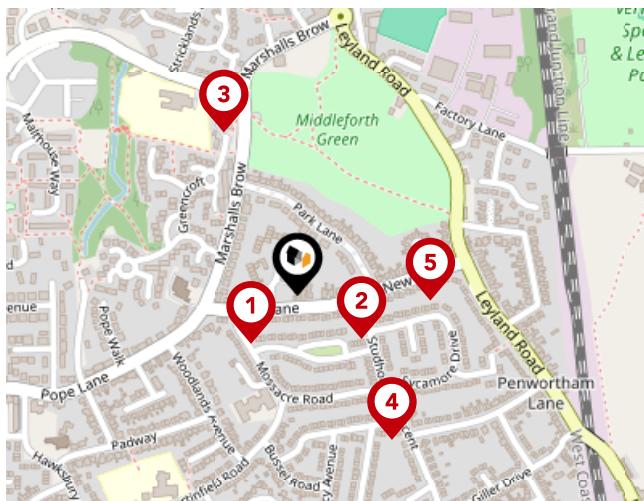
Pin	Name	Distance
1	M65 J1A	2.31 miles
2	M65 J1	2.53 miles
3	M6 J28	3.37 miles
4	M6 J29	2.62 miles
5	M6 J30	2.48 miles



## Airports/Helpads

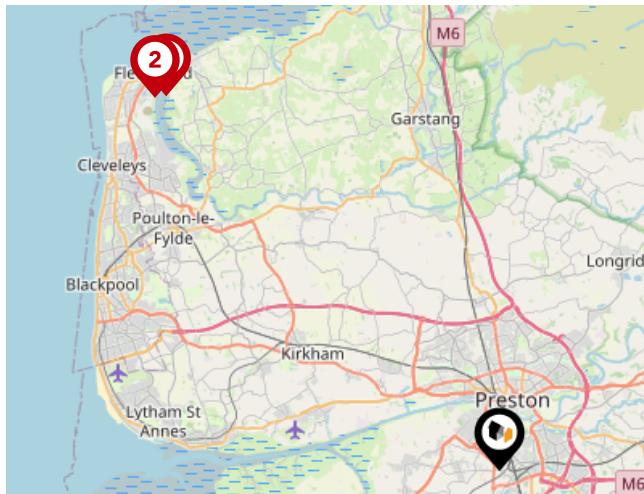
Pin	Name	Distance
1	Highfield	13.77 miles
2	Speke	28.39 miles
3	Manchester Airport	31.23 miles
4	Leeds Bradford Airport	43.87 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Moss Acre Road	0.07 miles
2	Studholme Crescent	0.09 miles
3	Middleforth CEPS	0.2 miles
4	Charnock Avenue	0.19 miles
5	New Lane School Stop	0.15 miles



## Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.53 miles
2	Fleetwood for Knott End Ferry Landing	17.73 miles



### Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

### Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

### Financial Services

Who are Roberts&Co?

There is not just one reason why you should sell with Roberts&Co, we like to think there's many more.

Our dedicated branch teams...

Roberts&Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

### Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

### Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

### Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

### Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



/roberts\_and\_co\_sales\_lettings/



@Roberts\_and\_Co

# Roberts & Co

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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