



Asking Price £119,950

TENURE : LEASEHOLD

Princes Reach, Preston, PR2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

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

**SOUGHT AFTER LOCATION
WITH STUNNING WATER
VIEWS**

**GOOD SIZED LOUNGE WITH
BALCANY AND 2 DOUBLE
BEDROOMS**

**FITTED KITCHEN AND FAMILY
BATHROOM**

ALLOCATED PARKING

DOUBLE GLAZING

Harbour Properties

150B Lytham Road, Warton, Preston, PR4 1XE

admin@harbourproperties.co.uk | 01772631770

Website: <http://www.harbourproperties.co.uk>



We are delighted to bring to the market for sale, this modern 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 elevated views over the docks. The apartment briefly comprises an entrance hall, good sized lounge with balcony over the water, fitted kitchen, family bathroom, and two double bedrooms. The property also boasts electric economy heating, new double glazing and an allocated parking space. The property is leasehold and has a monthly management fee of £72.65. The property benefits from having no onward chain.

The property currently has a tenant in situ and can be purchased with the tenant in if the new owner is looking for a tenanted property.

ENTRANCE HALLWAY 11'08" (3m 55cm) x 2'09" (83cm)

Small entrance vestibule leading hallway with laminate flooring and entry phone system.

LOUNGE 14'04" (4m 36cm) x 7'08" (2m 33cm)

Good sized lounge with laminate flooring. Comes with patio leading out to balcony with stunning views over Preston Marina and docks.

KITCHEN/DINER 12'09" (3m 88cm) x 8'07" (2m 61cm)

Fitted kitchen includes wooden wall and base units with marble effect top, tiled floors and part tiles walls. There is also space for a dining table and chairs.

BEDROOM 1 10'11" (3m 32cm) x 10'07" (3m 22cm)

Large double bedroom with laminate flooring and large window giving ample light and stunning water views

BEDROOM 2 10'06" (3m 20cm) x 6'09" (2m 5cm)

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

BATHROOM 8'04" (2m 54cm) x 6'08" (2m 3cm)

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

Disclaimer

At Harbour Properties we make our advertisements as accurate as we can, however complete correctness cannot be guaranteed and any information provided, including measurements and any leasehold fees, should be used as a guideline only. All details provided in this advert should be excluded from any contract. Please note no appliances, electrics, drains, plumbing, heating or anything else have been tested by Harbour Properties. All purchasers are recommended to carry out their own investigations before completing a purchase.



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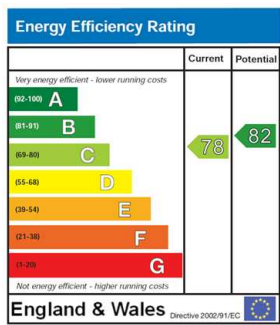




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

