

## FLAT 5, 2 FISHERGATE HILL PRESTON, PRESTON, PR1 8QU

Offers In Excess Of **£80,000**  
LEASEHOLD

- Preston City Centre Upper Floor Flat • In Stunning Grade 2 Listed Building • Building Established in 1800's • One Double Bedroom • Spacious Lounge • Fitted Kitchen • Three Piece Bathroom • Electrical Heating • Approached Street Level via a stunning Stone Staircase • Walking Distance to Train Station & City Centre

**MARIE HOLMES**  
SALES | LETTINGS | MORTGAGES

## Introducing Flat 5, 2 Fishergate Hill...

Set within an impressive 1800s period building, this charming Grade II listed apartment is approached via elegant stone steps that perfectly reflect the character and heritage of the era. The building benefits from secure intercom access to both the communal areas and individual apartments.

Located on the upper floor, the apartment offers well-proportioned accommodation including a spacious lounge, fitted kitchen, electric heating, generous double bedroom and a three-piece bathroom suite.

Positioned on the outskirts of Preston city centre, the property enjoys excellent convenience, with Preston train station nearby and the award-winning Avenham Park and Miller Park both within walking distance. Permit holder parking is also available on a neighbouring street.

This is an ideal location for enjoying everything Preston city centre has to offer, including shops, restaurants, cafés, bars, transport links and local amenities all within easy reach.

Offered with no onward chain, this property presents an excellent opportunity for first-time buyers and buy-to-let investors alike, with a potential rental yield in excess of 10%. Early viewing is highly recommended.



### Ground Floor – Street Entrance

Being approached by gorgeous stone steps and cast iron railings to a lovely solid door accessing the communal entrance hall.

### Communal Entrance Hall

A very well maintained entrance hall with staircase to the upper floors.

### Entrance Hall

With intercom security access, ceiling light and doors off.

### Lounge

15'0" x 12'10" (4.57 x 3.91)

A great size reception room with a lovely large sash window with secondary glazing, electric wall heater, archway opening to kitchen.

### Kitchen

10'0" x 5'9" (3.05 x 1.75)

With a range of wall, drawer and base units with contrasting working surfaces, electric hob and oven, single stainless sink and drainer, plumbed for washer, space for fridge, secondary glazed sash window to the side.

### Bedroom

15'0" x 9'7" (4.57 x 2.92)

With secondary glazed sash window to the rear, concealed electric heater and ceiling light.

### Bathroom

With a three piece suite comprising low suite W.C.

wash hand basin on a vanity unit and panelled bath with electric shower over and opaque sash window to the side.

### 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.

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### ADDITIONAL INFORMATION

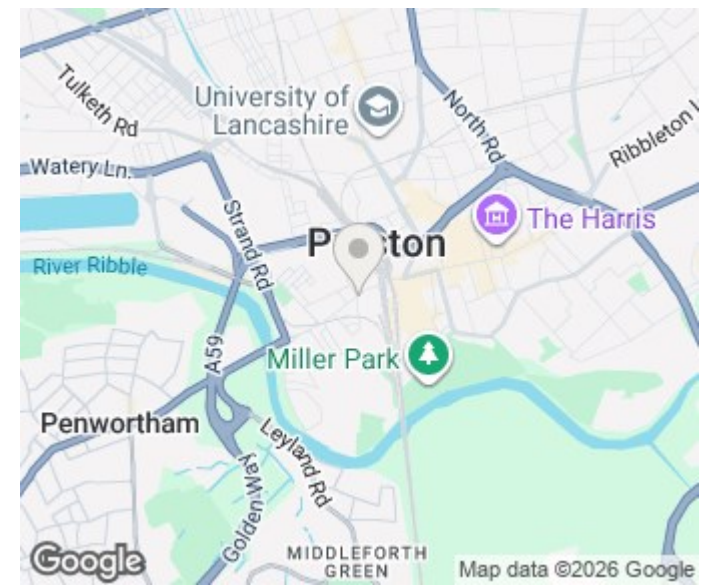
**Local Authority** –

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Tenure** – Leasehold

**EPC Rating** –



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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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