

Derby Road, Fulwood, Preston

Asking Price: £95,000

Entwistle Green













Brilliant space, first floor modern two-bedroom apartment located in the highly sought after location of Fulwood, close to local shops, schools, road links, Royal Preston Hospital and Preston City Centre.

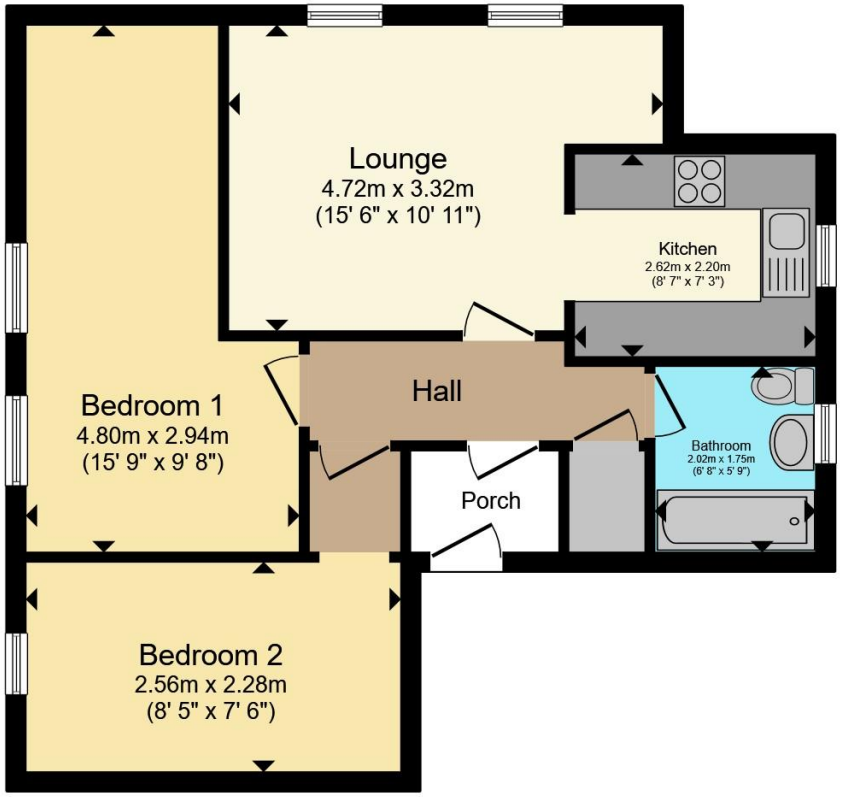
The immaculate redecorated property comprises a separate entrance and hallway with built in storage cupboard. Fresh carpeting throughout and insulation against sound, heat and cold are excellent. Heating and electricity costs are moderate. There is a lovely lounge area which is open to a modern kitchen with wood veneer flooring and includes an electric oven and hob, new washing machine, fridge and freezer all in good working condition. A large main bedroom and a single bedroom/ study – both have extensive green overviews. There is a modern three-piece bathroom which includes white-marble effect non-slip floor tiles. The property also has ample reserved parking space.

Call the office today so you don’t miss out.

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."







Total floor area 54.2 m² (583 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **TBC**

Tenure: **Leasehold**

Service Charge: **£800**

Years Left on Lease: **112**

Ground Rent: **£700**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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