

EPC: D

Moss Lane, Leyland, Lancashire

Asking Price: £120,000

Entwistle Green











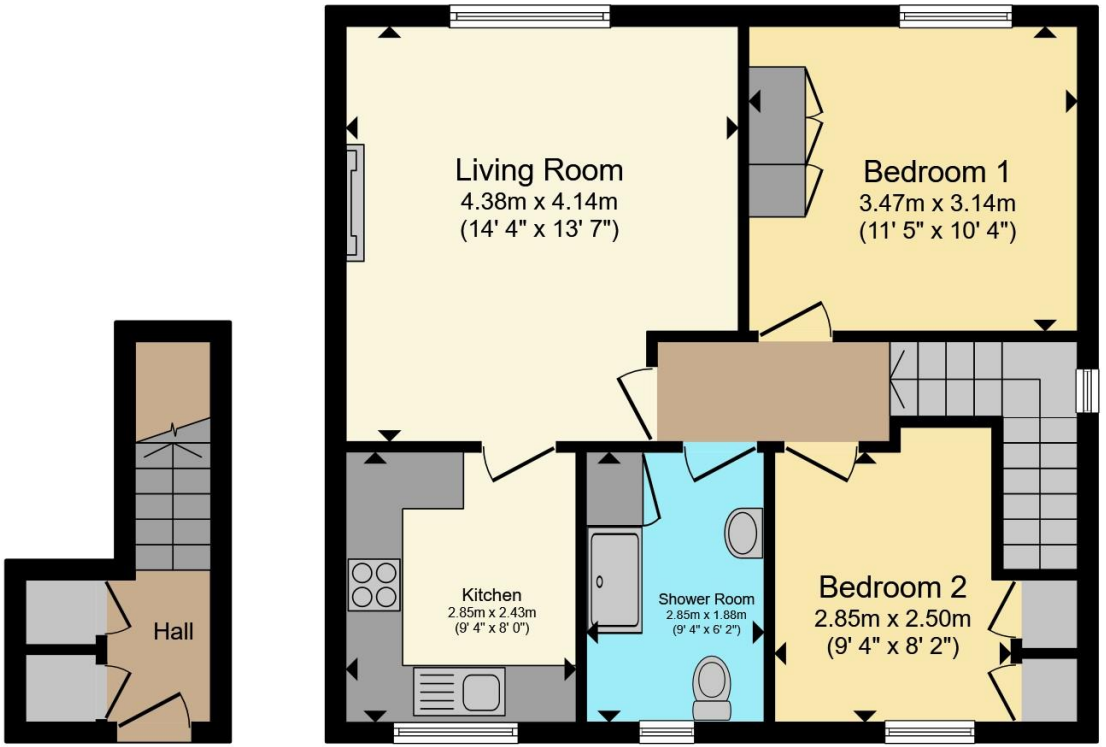


No chain! A spacious first floor two bedroom apartment located within a retirement complex for the over 55's. This lovely apartment is conveniently located with easy access to many local amenities plus a short walk to Leyland train station, local bus stop and Leyland town centre. Benefitting from a private entrance hallway with stair lift access to the accommodation where you are greeted by a spacious landing area. The living room attracts much natural light and has a fantastic view of St Ambrose Church and leads to a fitted kitchen. The two bedrooms are of a generous size with fitted storage to bedroom two and a shower room that benefits from a double walk-in shower. Externally, the communal gardens are immaculately maintained and to the front aspect there is an allocating parking space. A viewing is highly recommended to appreciate this space and well maintained apartment.

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.







Ground Floor **First Floor**

Total floor area 61.5 m² (662 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: **B**

Tenure: **Leasehold**

Service Charge: **£65 PCM**

Ground Rent: **£0**

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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