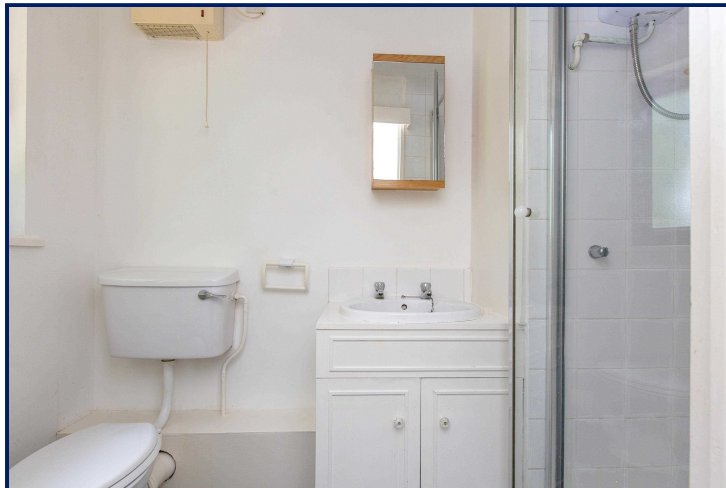
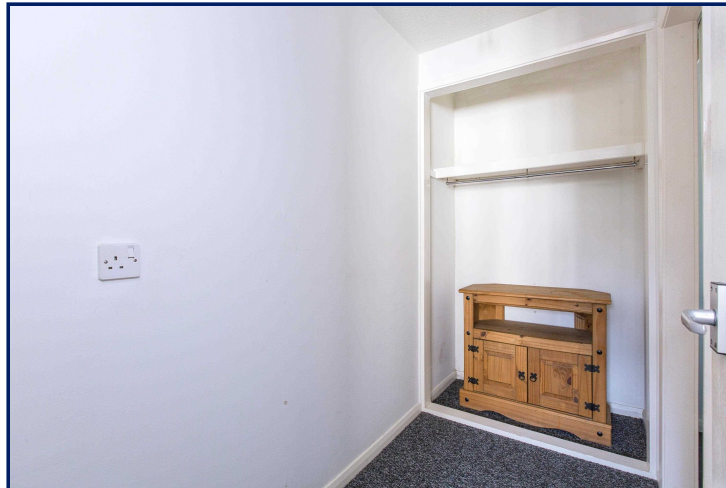
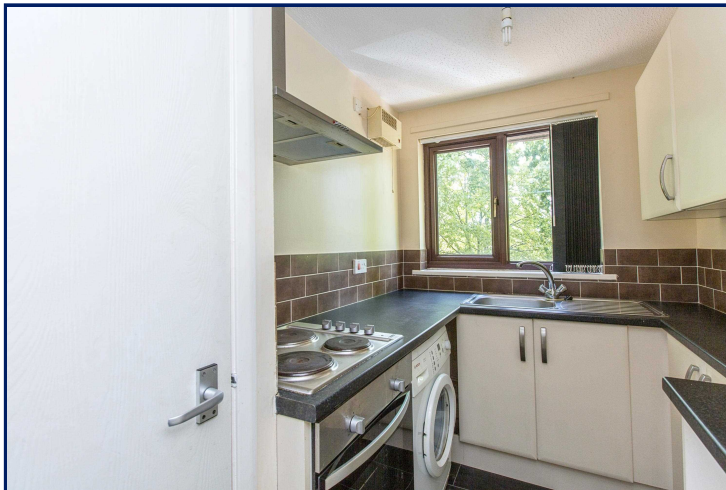




Golf View, Ingol, Preston,  
Lancashire, PR2

£425 per month

 Reeds Rains

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70 Golf View, Ingol, Preston, Lancashire, PR2  
£425 per month

Ideal starter home. This well presented first floor studio, is ready to move into. The property benefits from a communal entrance with a secure intercom system, lounge/bedroom, modern fitted kitchen, dressing room with access to the loft space and a built in wardrobe and a three piece shower room. Externally there is communal garden, bin store and communal car park at the front. The location is within walking distance to public transport link and local amenities. Easy access to the A6 and...

**Studio bedroom/living**  
On entering the property you are in the studio space which acts as the living room and bedroom. Electric radiator, double glazed window and a ceiling light.

**Kitchen**  
Modern fitted kitchen with lots of storage space, space for an under counter fridge freezer, washing machine, oven, hob, extractor and a double glazed window.

**Shower Room**  
Three piece suite comprising, low level WC, wash hand basin and a shower cubicle. Neutrally decorated and a double glazed frosted window.

**Dressing Room**  
Fitted wardrobes providing storage space. Access to the loft access. Ceiling light point. Door leading to the shower room.

**External**  
The property is set on communal grounds with communal parking to the front. There is also a bin store.

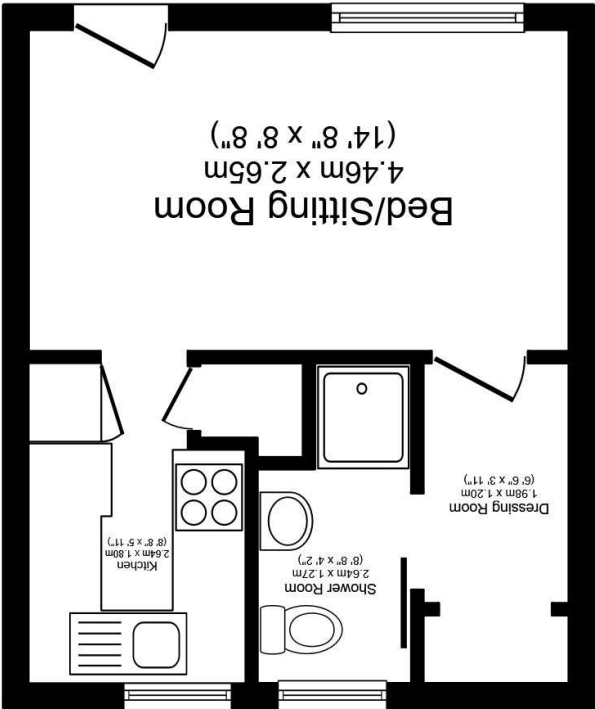
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Registered Number 2568254. VAT Reg No. 842 795 983.

All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 24.0 sq.m. (259 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). Plan produced for Reed Rains. Powered by [www.localagent.com](http://www.localagent.com)

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