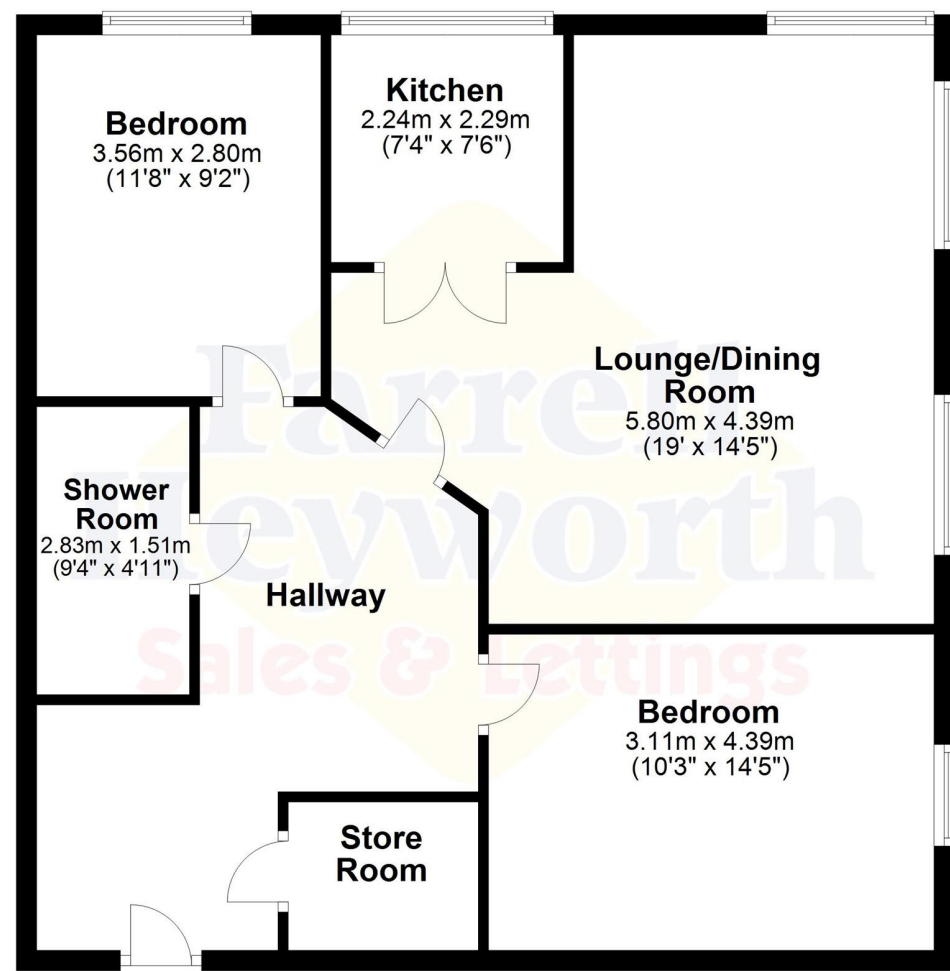


O.I.R.O
£150,000

Lancaster Road, Garstang,
Preston PR3



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- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Second Floor Two Bedroom Apartment with Breathtaking Views**
- **Lounge Dining Room, Kitchen, Two Double Bedrooms, Shower Room**
- **Communal Lounge, Laundry Room, Garden and Lift**
- **Call Now to View This Fantastic Property**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

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This is an excellent opportunity to purchase this two bedroom retirement apartment occupying a popular location close to Garstang town centre and the associated amenities. The property is located within the popular Sandbriggs Court development and is located on the second floor. Access to the building is through a secure door entry system leading into a communal entrance hallway with lift and stairs providing access to all floors.

The apartment offers spacious accommodation with an entrance hallway with internal doors providing access to the lounge, two bedrooms and bathroom/wc. From the hallway access is provided to a generous walk-in storage cupboard which houses the electric water heating system. The lounge has been tastefully decorated in neutral shades and offers ample space for dining and has a double glazed window. A feature fireplace provides a focal point to the room and glazed double doors provide access into the kitchen. The kitchen has been fitted with a range of units complemented by a wood effect décor panel with contrasting work surface. Integrated appliances include a four ring ceramic hob, electric oven and overhead cooker filter hood. A double glazed window provides natural light.

The master bedroom has a double glazed window and is heated by a wall mounted electric storage heater. The room has been tastefully decorated in neutral shades and fitted wardrobes providing storage space and there is ample space for additional furniture. Bedroom two offers the same pleasant outlook and is heated via a wall mounted electric storage heater. The bathroom has been fitted with a three piece suite and comprises a vanity wash hand basin, low level wc and a walk in shower.

Sandbriggs Court offers a range of communal facilities and on the ground floor there is a pleasant residents lounge, laundry room and guest bedroom suite for occasional visitor use. Externally there are well stocked and tended mature gardens and grounds, plus a communal carpark area to the front of the building

Tenure: Leasehold
Leasehold information: Terms: 125 years from 1st April 2005
Current Ground Rent: TBC
Current Service/Maintenance Charges: TBC

Council Tax: Band C

What The Agent Says

This is very popular retirement building where apartments are very sought after and there is often a waiting list of potential buyers. The apartment is in a ready to walk into condition and due to the expected high demand I would strongly advise any interested parties view as soon as possible.

