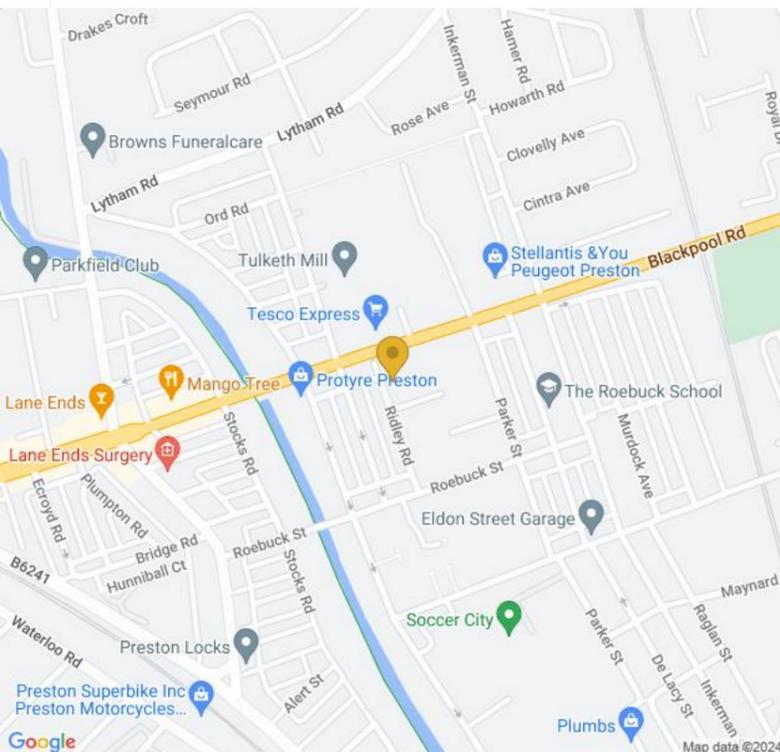
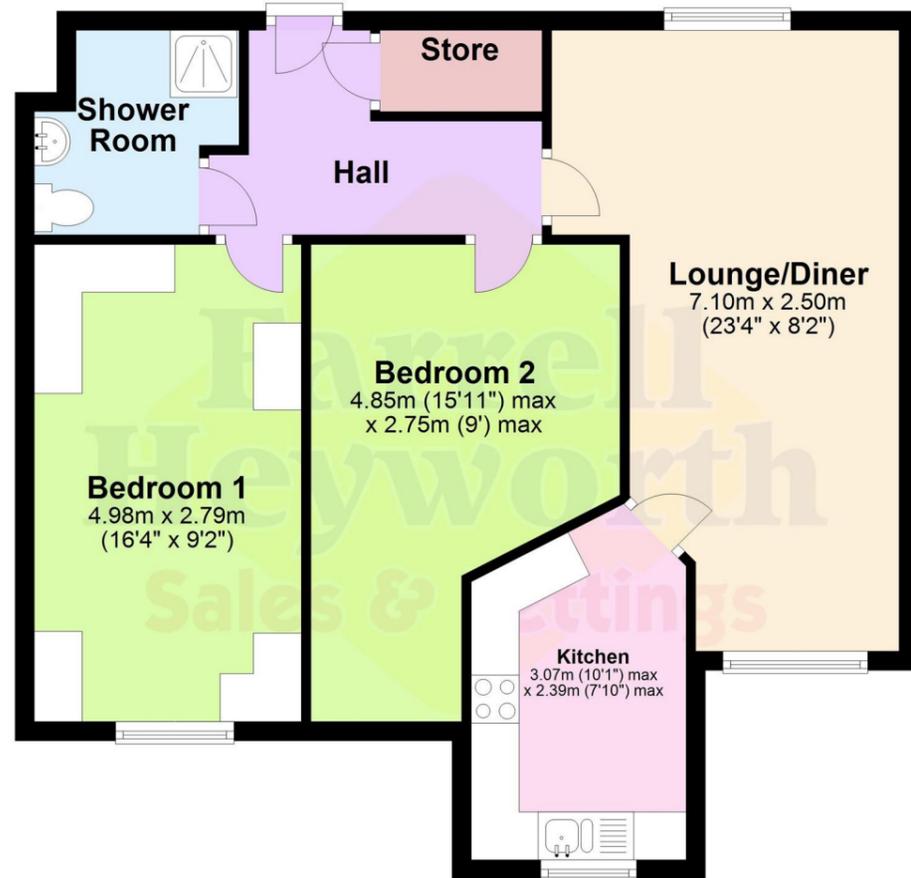


**£95,000**

Brook Court, Dorman  
Close, Ashton On Ribble  
PR2



**Preston**  
**309 Garstang Road**  
**Preston PR2 9XJ**

**Tel: 01772 203345**

**Email: [preston@farrellheyworth.co.uk](mailto:preston@farrellheyworth.co.uk)**  
**<https://www.farrellheyworth.co.uk/preston>**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Two Bedroom Ground Floor Apartment**
- **Fitted Kitchen And Bathroom**
- **Situated In A Fantastic Location Close To All Local Amenities**
- **\*\*NO CHAIN\*\***

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

**EPC C**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



We are delighted to present to the market this ground floor, two bedroom apartment, briefly comprising hallway, lounge/dining room, fitted kitchen with built-in appliances, shower room, electric heating and double glazing, intercom and communal gardens and the benefit of allocated parking.

Tenure: Leasehold  
 Leasehold information: Terms: 999 years from 31st July 2008  
 Current Ground Rent: TBC  
 Current Service/Maintenance Charges: TBC

Council Tax: Band B

Tenure: Leasehold.

Please Note: This property is part of a deceased's estate and The Grant of Probate has been applied for, until this has been granted a sale would not be able to proceed. All prospective purchasers should consider this before incurring any costs.

**“ What The Agent Says ”**

Located within easy access of shops, local amenities and good transport links. This would make a great alternative to a bungalow and viewing comes highly recommended.

