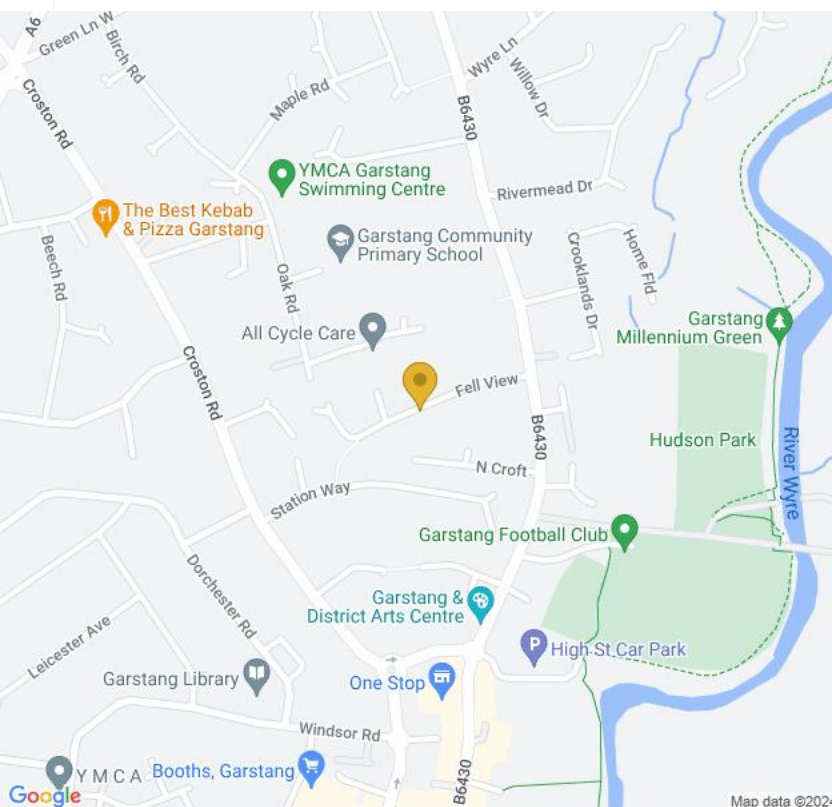


O.O  
£110,000

Sandbriggs Court,  
Garstang, Preston PR3

**Farrell  
Heyworth**  
Sales & Lettings



**Farrell  
Heyworth**  
Sales & Lettings

Garstang  
7 The High Street  
Garstang PR3 1FA

Tel: 01995 600666

Email: [garstang@farrellheyworth.co.uk](mailto:garstang@farrellheyworth.co.uk)

<https://www.farrellheyworth.co.uk/garstang>



- \*\*\*\*REDUCED FOR QUICK SALE\*\*\*\*
- Two Bedroom First Floor Retirement Apartment in HEART of Garstang
- Bright Lounge with Juliette Balcony, Fitted Kitchen, Shower Room
- Corner Apartment with Resident Parking, Communal Lounge & Gardens
- \*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\*

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)



Farrell Heyworth Garstang are delighted to introduce you to this well presented and very comfortable two bedroom first floor retirement apartment for over 60's.

The apartment is set within the super friendly and welcoming Sandbriggs Court, offering excellent communal areas, residents lounge, well maintained gardens and lift access to all floors. The property is also only a short walk from Garstang town centre, local shops, cafes, supermarkets and transport links.

Internally the apartment comprises of an entrance hall, bright lounge with Juliette balcony, fitted kitchen, shower room and two good sized bedrooms with built-in wardrobes.

Call us in branch to find out more and to arrange your viewing!

Tenure: Leasehold  
Leasehold information: Terms: 125 years from 1st April 2005  
Current Ground Rent: £230 twice per year  
Current Maintenance/Service Charges: £1900 twice per year

Council Tax: Band C



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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

MAB 6451

