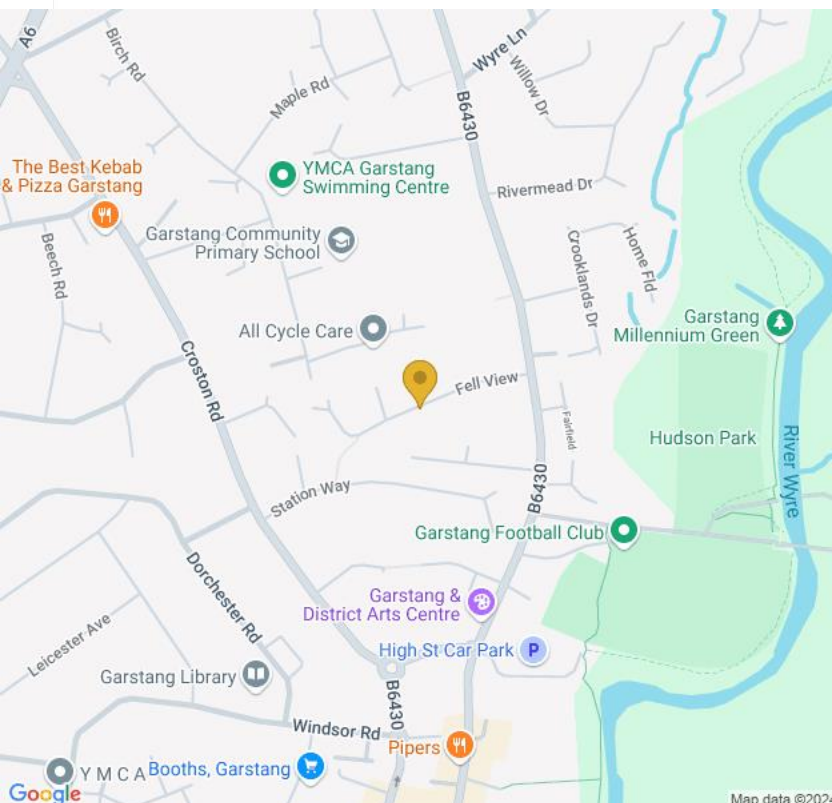


£105,000

Lancaster Road, 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
<https://www.farrellheyworth.co.uk/garstang>**



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **One Bedroom Retirement Apartment In Popular Garstang**
- **Lounge/Dining Room & Fitted Kitchen with Appliances**
- **Spacious Double Bedroom with Fitted Wardrobes**
- **Please Call To Avoid Missing Out**

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 B

www.farrellheyworth.co.uk



Enjoy your retirement in this attractive, second floor apartment located close to Garstang town centre. Access to Sandbriggs Court is from Lancaster Road via a secure door entry system leading into a communal entrance hallway with lifts and stairs providing access to all floors.

This apartment can be accessed from the main hallway leading into the apartment entrance hallway. There are internal doors leading to a lounge, a spacious double bedroom, bathroom and a modern kitchen.

These retirement apartments are always popular and benefit from many specifications including a resident's house manager, 24 hour emergency pull cord intercom to care line and fire detection systems. There is a resident's lounge, an equipped resident's laundry room and one guest bedroom suite (subject to availability and charge). This is a very attractive building with amazing gardens which can be fully appreciated by residents.

Tenure: Leasehold
Leasehold information: Terms: 125 Years from 1st April 2005
Current Ground Rent: £395 per annum
Current Maintenance/Service Charges: £2460.00 per annum
Council Tax: Band B





