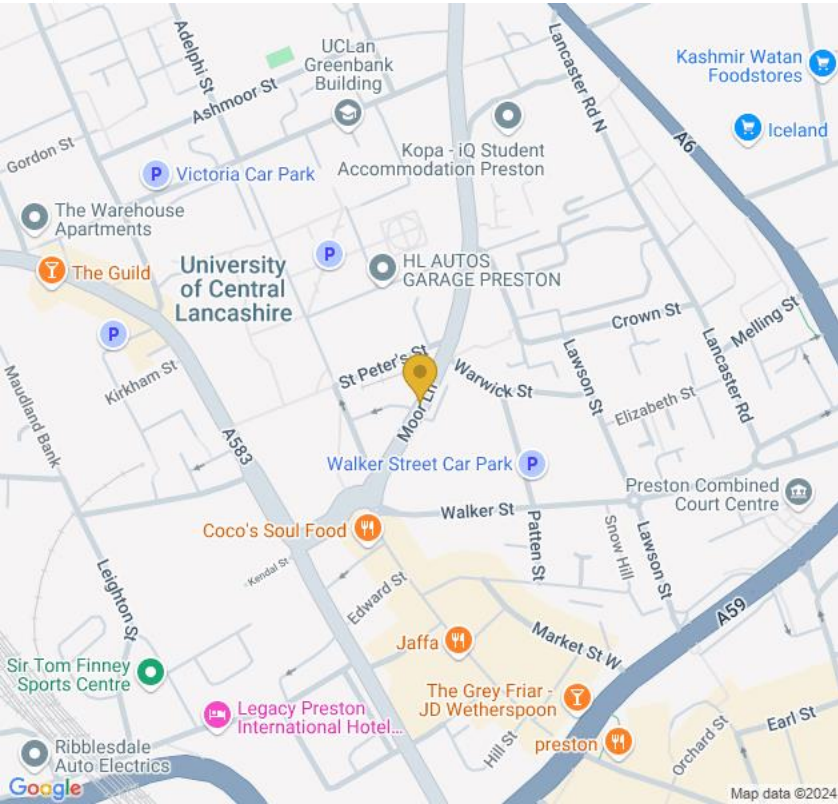


FLOOR PLAN TO FOLLOW



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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£124,950

Craggs Row, Preston PR1



- Two Bedroom Apartment Close to Preston City Centre
- Open Plan Lounge and Kitchen
- Fitted Bathroom Suite, Double Glazing
- Communal Parking, Close to local Amenities
- Currently Let and Can be sold with tenant in situ

EPC C

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



Farrell Heyworth are delighted to present to the market this smart two bedroom apartment in a great location close to Preston city centre. The property would make for an ideal investment property and can be sold with the current tenants in situ. The current tenants are paying approximately £550 PCM.

The property comprises open plan lounge and kitchen area, two bedrooms and fitted bathroom suite. Externally there is communal parking area.

Tenure: Leasehold  
Leasehold information: Terms: 250 years from 1st July 2006  
Current Ground Rent: £150 per annum  
Current Maintenance Service Charges: Approx. £1200 per year  
Council Tax: Band B