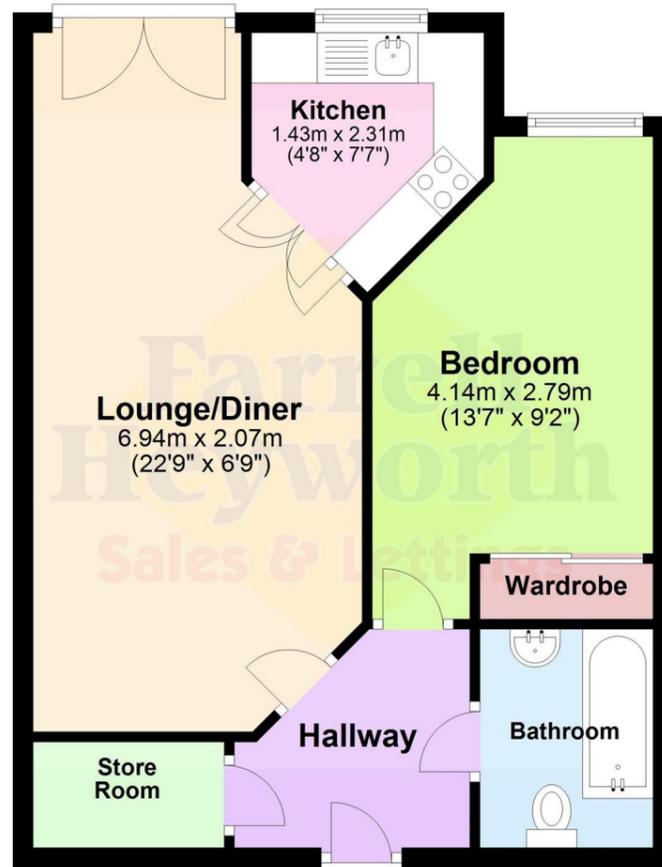
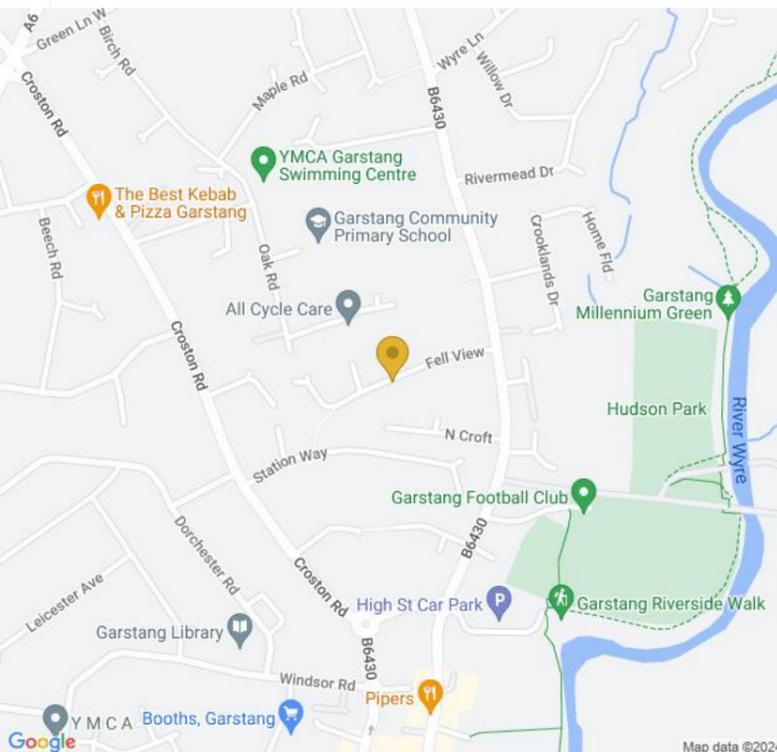


£85,000

Lancaster Road, Garstang,
Preston PR3



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Fantastic Second Floor Retirement Apartment In Select Development**
- **Delightful Balcony Views, Residents Lounge**
- **Good Sized Lounge Diner, Fitted Kitchen, Three Piece Bathroom**
- **Double Bedroom, Communal Gardens, Highly Recommended**



**Garstang
7 The High Street
Garstang PR3 1FA**

Tel: 01995 600666

**Email: garstang@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/garstang>**

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

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.



Situated just a short distance of Garstang town centre and its excellent amenities including a wide range of shops, supermarkets, cafes, pubs and restaurants, this is an opportunity to purchase a well maintained retirement apartment located within a sought after development with resident house manager, 24 hour careline, residents lounge, laundry room and lift access to all floors.

Located on the second floor and boasting delightful views from a Juliet balcony, the accommodation comprises: hallway, walk in store room, lounge diner, fitted kitchen, double bedroom and three piece bathroom.

Offered with no chain delay, internal inspection comes highly recommended.

Tenure: Leasehold
 Leasehold information: Terms: 125 Years From 1st April 2005
 Current Ground Rent: £395 Per Annum
 Current Service/Maintenance Charges: £2460 Per Annum

Council Tax: Band B





