

**£80,000**

Lancaster Road, Garstang,  
Preston PR3

**Farrell  
Heyworth**  
Sales & Lettings



- **\*\*\*FIRST 12 MONTHS SERVICE CHARGES PAID\*\*\***
- **One Bedroom Apartment in a Popular Area of Garstang**
- **Double Bedroom, Lounge With Access to Balcony With Stunning View**
- **Fitted kitchen, Bathroom, Residents Lounge & Laundry Room**
- **Short Distance Of Town Centre & Excellent Amenities**

**EPC B**

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



First Floor apartment within a much sought after retirement development just a short distance from Garstang town centre and a range of excellent amenities.

The accommodation comprises, hallway with store room, lounge with a balcony that offers stunning views, modern fitted kitchen, double bedroom with inbuilt wardrobes and a bathroom

There is a house manager, use of the residents lounge and laundry plus a 24 hour pull cord emergency intercom.

The property is well presented and ideal for those looking for low maintenance living in a prime residential location. 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 £2460 per annum

Council Tax: Band B



**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>**

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