



Fulwood
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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

O.I.R.O
£75,000

Sharoe Bay Court,
Fulwood, Preston PR2

Farrell
Heyworth
Sales & Lettings



• **VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE**

• One Bedroom Retirement Apartment

• Sought After Development With Excellent Local Amenities

• Fitted Kitchen & Shower Room, Attractive Communal Gardens

• Residents Lounge & Laundry, Lift To All Floors

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.

EPC C

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Well presented second floor apartment within sought after retirement development with duty manager, residents lounge, laundry room and lift access to all floors. Hallway, lounge, fitted kitchen, double bedroom with fitted furniture and modern three piece shower room.

The property is double glazed and warmed by electric heating. Residents parking and well tended communal garden areas.

There is a wide range of local amenities including shops, bus routes and Royal Preston Hospital on the doorstep.

Internal inspection comes highly recommended.

Tenure: Leasehold
Leasehold information: Terms: 125 years from 1st May 1989
Current Ground Rent: £6 per annum
Current Maintenance/Service Charges: £158 per calendar month

Council Tax: Band B



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