



£99,950

Sharoe Green Lane,
Fulwood, Preston PR2



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- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Immaculate Second Floor Retirement Apartment In Great Location**
- **Beautiful Recently Installed Kitchen & Fitted Bedroom Furniture**
- **Tastefully Decorated And Carpeted, Lovely Tiled Shower Room**
- **Residents Lounge, Snooker Room & Laundry, Excellent Amenities**

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

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Situated in a fantastic location for a wide range of local amenities including shops, supermarkets, bus routes, leisure centre and the Royal Preston Hospital, this second floor apartment is located within a much sought after retirement development.

There is a resident house manager, residents lounge, laundry, snooker room, parking and well tended communal garden areas.

The property is immaculate, having been very recently refurbished including the installation of a beautiful tiled kitchen with integrated fridge, freezer, oven and induction hob. There are replacement plug sockets, light switches, chrome door handles and carpets while to the bedroom, fitted furniture includes wardrobes and matching bedside cabinets.

The property is warmed by digital smart storage heaters and a remote controlled fire to the lounge. A stunning ready to walk into apartment with internal inspection coming highly recommended.

Tenure: Leasehold
Leasehold information: Terms: 125 years from 1st May 1989
Current Maintenance/Service Charges: £158 per calender month
Council Tax: Band B



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