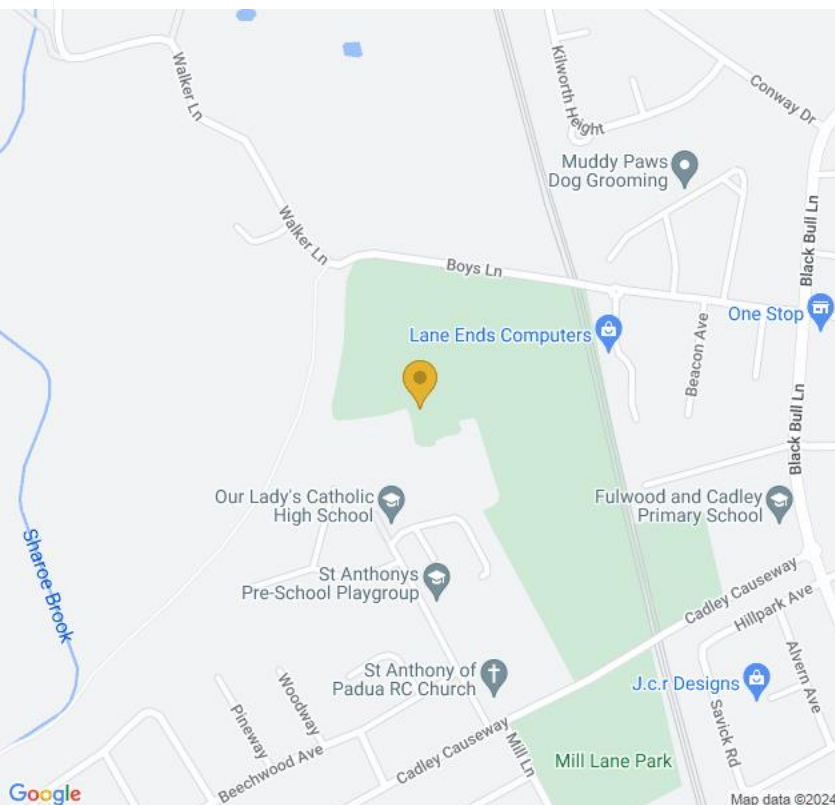




£169,000

Boys Lane, Fulwood,
Preston PR2

**Farrell
Heyworth**
Sales & Lettings



**Farrell
Heyworth**
Sales & Lettings

Fulwood
309 Garstang Road
Preston PR2 9XJ

Tel: 01772 787666

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



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **First Floor Duplex/Penthouse Apartment In Retirement Development**
- **Lovely Location Off Boys Lane. Offered at 70% Market Value**
- **Two Reception Rooms, Two Double Bedrooms, Modern Kitchen**
- **Bathroom & Separate Wet Room, Communal Gardens, Visitor Parking**

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

EPC C

www.farrellheyworth.co.uk



Fantastic sized first floor duplex penthouse apartment within a sought after over 55's development located just off Boys Lane and well served by a wide range of excellent local amenities. There is visitor parking and use of the beautiful communal garden areas.

A great opportunity for those looking for a generously proportioned retirement property with low maintenance. Private ground floor entrance hallway and stairs providing access to the first floor landing area. Lounge, dining room/bedroom three, modern fitted kitchen and wet room. To the second floor, there are two double bedrooms with Juliet balcony to the front bedroom and a three piece bathroom.

The property is double glazed and warmed by a gas fired central heating system. Internal inspection comes highly recommended.

The property is offered on a low cost housing scheme at 70% shared ownership with no rent payable on the remaining share.

Tenure: Leasehold
Leasehold information: Terms: 99 years from 1st January 1988
Current Maintenance/Service Charges: £76.33 per calendar month
Council Tax: Band C



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