



**Fulwood**  
**309 Garstang Road**  
**Preston PR2 9XJ**  
**Tel: 01772 787666**  
**Email: [fulwood@farrellheyworth.co.uk](mailto:fulwood@farrellheyworth.co.uk)**  
**<https://www.farrellheyworth.co.uk/fulwood>**

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

**£119,950**

Boys Lane, Fulwood,  
Preston PR2

**Farrell  
Heyworth**  
**Sales & Lettings**



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Two Bedroom First Floor Apartment - Offered at 70% Market Value**
- **Well Proportioned Accommodation, Good Sized Lounge**
- **Lovely Modern Fitted Shower Room, Communal Gardens**
- **Resident & Visitor Parking, Great Location, Ideal For Retirement**

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**

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





Situated in a delightful Over 55's development in ever popular residential location with easy access of local shops, bus routes and Royal Preston Hospital, this ready to walk into first floor apartment boasts lovely communal garden areas, resident and visitor parking.

The property is double glazed, warmed by a gas fired central heating system and offers well proportioned accommodation that can only be appreciated by internal inspection. Private ground floor entrance and stairs providing access to the first floor landing area, generous sized lounge, fitted kitchen, modern tiled shower room and two double bedrooms of which one currently serves as a dining room.

Ideal for those contemplating retirement, viewing comes highly recommended.

Tenure: Leasehold  
Leasehold information: Terms: 99 years from 1st January 1988  
Current Maintenance/service Charges: £76 per calendar month

Council Tax: Band C



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