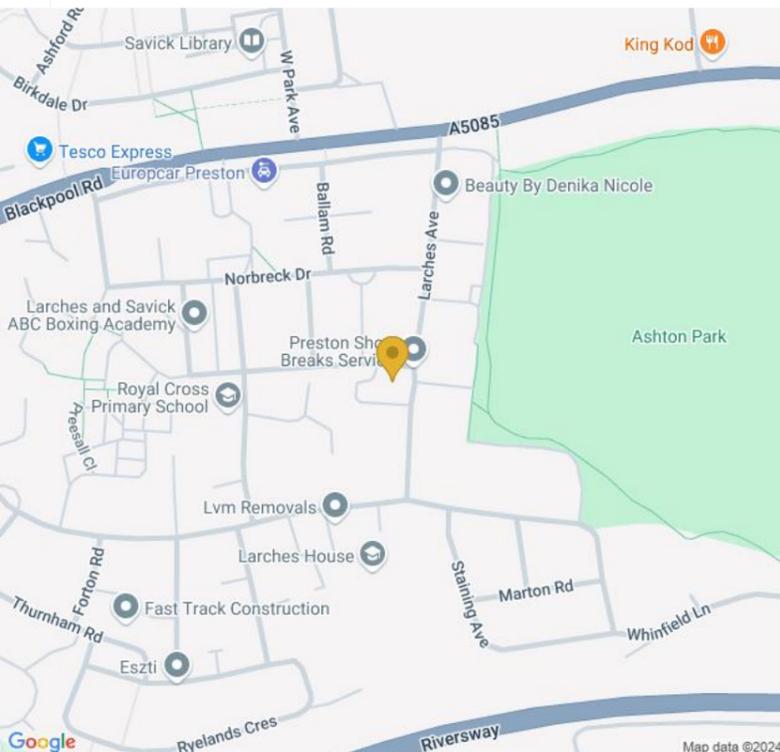


£115,000

Ashtongate, Ashton On Ribble, Preston PR2



Preston
309 Garstang Road
Preston PR2 9XJ

Tel: 01772 203345

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



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Ready To Walk Into First Floor Apartment**
- **Modern Fitted Kitchen And Tiled Bathroom, Two Bedrooms**
- **Good Sized Lounge, Double Glazing, Central Heating**
- **Excellent Starter Home/Investment Opportunity**

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



Situated close to Ashton Park, this purpose built modern first floor apartment in a block of just four, would make an ideal starter home or for those seeking an investment opportunity.

The property is double glazed and warmed by an electric central heating system serving radiators. The property comes with no chain delay, is well presented and internal inspection comes highly recommended. Ground floor communal entrance hallway. First floor landing area, hallway, good sized lounge, modern fitted kitchen and three piece bathroom, two bedrooms.

Well served by local amenities.

Tenure: Leasehold
 Leasehold information: Terms: 999 years from 10th May 1993
 Current Ground Rent: TBC
 Current Maintenance/Service Charges: £80 per calendar month
 Council Tax: Band A



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MAB 6451