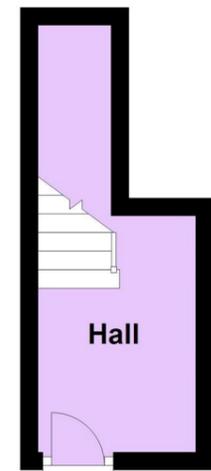
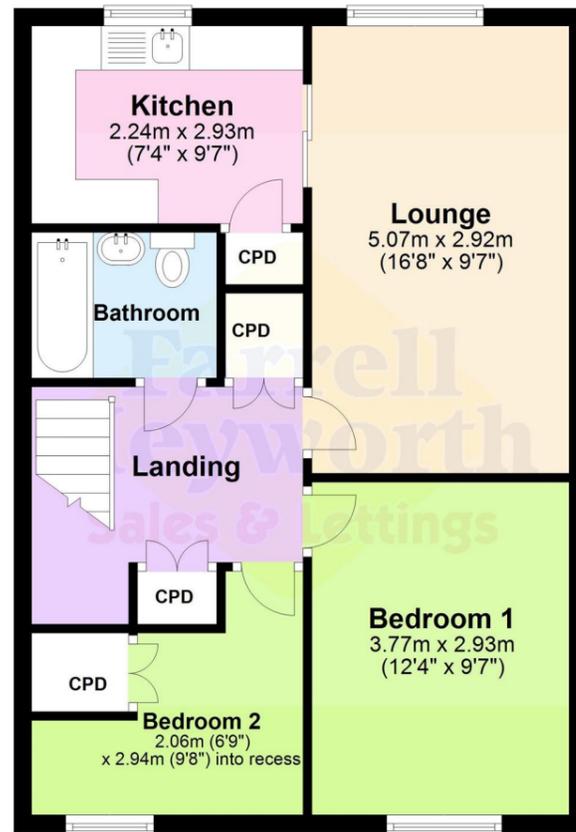


**£69,950**

Ashbourne Crescent, Ingol,  
Preston PR2



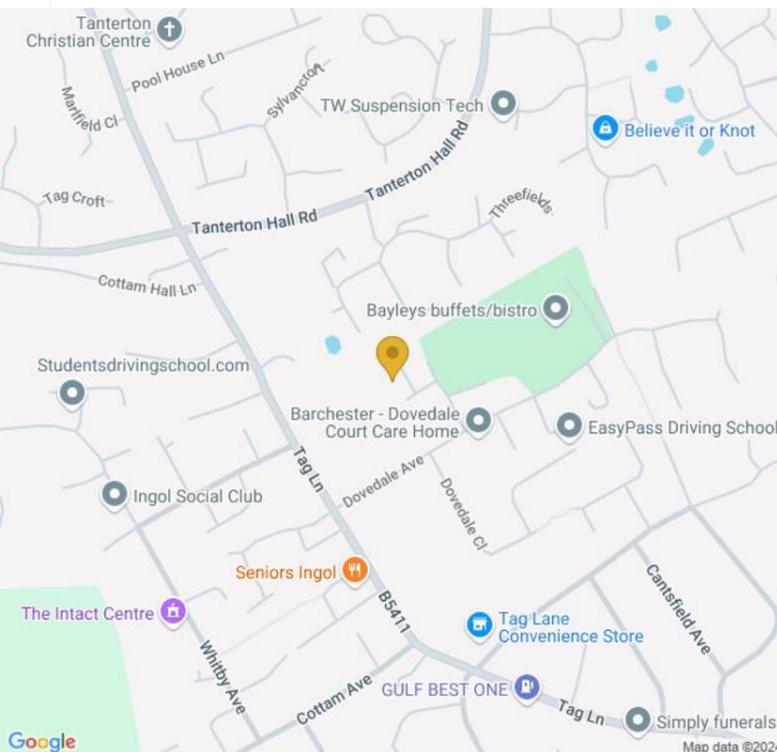
Ground Floor



First Floor



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Two Bedroom First Floor Flat**
- **Private Entrance Hallway, Good Sized Lounge**
- **Three Piece Bathroom, Gas Central Heating**
- **Popular & Convenient Location, Viewing Recommended**



**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

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.



Situated in a popular and convenient location, this first floor self contained apartment is double glazed and warmed by a gas fired central heating system with accommodation comprising: Private entrance hallway and stairs, landing with inbuilt storage, three piece bathroom, two bedrooms, good sized lounge and breakfast kitchen.

Well placed for local shops and bus routes, internal inspection comes highly recommended.

Tenure: Leasehold  
 Leasehold information: Tens: 125 years from 5th March 1990  
 Current Ground Rent: £10 per annum  
 Current Maintenance/Service Charges: £160 per annum  
 Council Tax: Band A



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