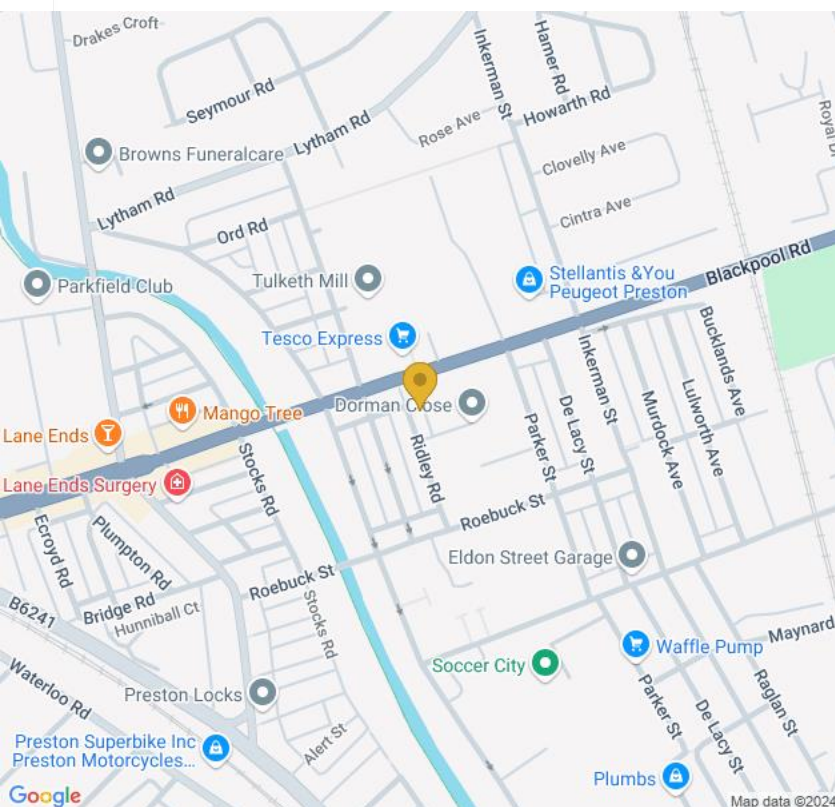


O.O
£125,000

Brook Court, Dorman
Close, Ashton On Ribble,
Preston PR2

**Farrell
Heyworth**
Sales & Lettings



**Farrell
Heyworth**
Sales & Lettings

Preston
309 Garstang Road
Preston PR2 9XJ

Tel: 01772 203345
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<https://www.farrellheyworth.co.uk/preston>



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Beautifully Presented Ground Floor Apartment**
- **Two Double Bedrooms, Lovely Fitted Kitchen & Shower Room**
- **Great Sized Lounge Diner, Appointed To A High Standard Throughout**
- **Popular & Convenient Location, Inspection Highly Recommended**

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

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www.farrellheyworth.co.uk



An opportunity to purchase a superb and ready to walk into purpose built ground floor apartment that is appointed and maintained to a high standard. The property is situated in a popular and convenient residential location and well placed for excellent local amenities.

Comprises: Hallway, great sized lounge diner, beautiful fitted kitchen and shower room plus two double bedrooms with a comprehensive range of fitted furniture to the master.

An absolute gem of a property that is a credit to the current owners.

Internal inspection can not come too highly recommended.

Tenure: Leasehold
Leasehold information: Terms: 999 years from 1st January 2004
Current Ground Rent: £60 per annum
Current/Maintenance Service Charges: £1044 per annum
Council Tax: Band B



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