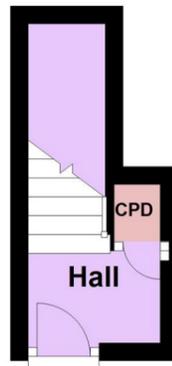


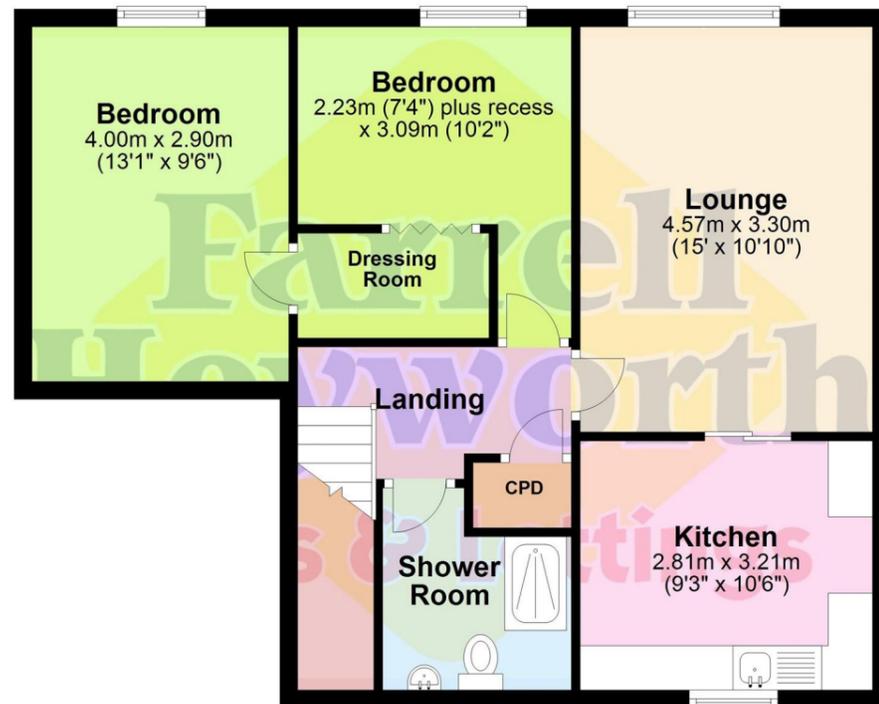
**£159,950**

Maple Road, Garstang,  
Preston PR3

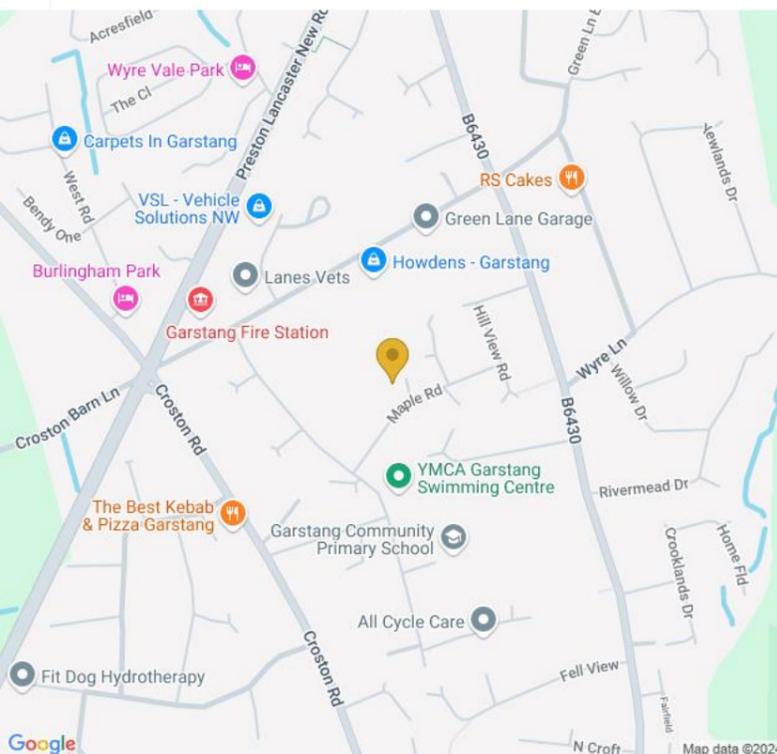
**Ground Floor**



**First Floor**



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **First Floor Apartment In Popular Location**
- **Two Double Bedrooms, Good Sized Lounge**
- **Three Piece Shower Room, Communal Gardens**
- **Off Road Parking, Ideal Starter/Retirement Home**



**Garstang  
7 The High Street  
Garstang PR3 1FA**

**Tel: 01995 600666**

**Email: [garstang@farrellheyworth.co.uk](mailto:garstang@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/garstang>**

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

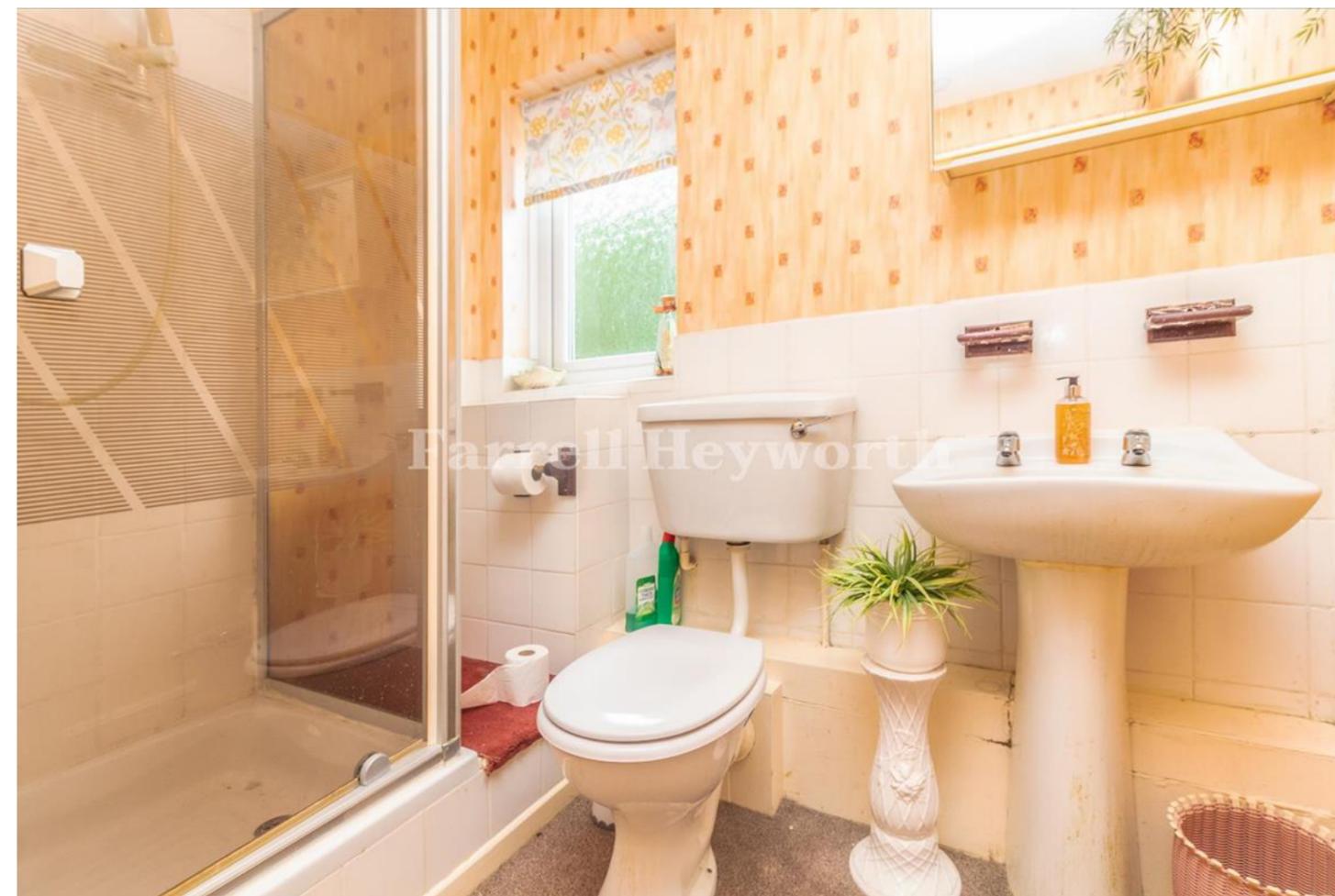
Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

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.

**EPC D**

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



First floor purpose built apartment with private entrance in a popular and convenient residential location within one mile of Garstang town centre and a wide range of excellent amenities.

Ground floor entrance hallway with storage cupboard, staircase to first floor landing, lounge, kitchen, three piece shower room and two bedrooms with shared walk in wardrobe/dressing room.

Ideal starter/retirement home with off road parking and communal garden areas.

Internal inspection comes highly recommended.

Tenure: Leasehold  
 Leasehold information: Terms: 125 years from 14 February 1994  
 Current Ground Rent: £629 per annum  
 Current Maintenance/Service Charge:

Council Tax: Band B



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