

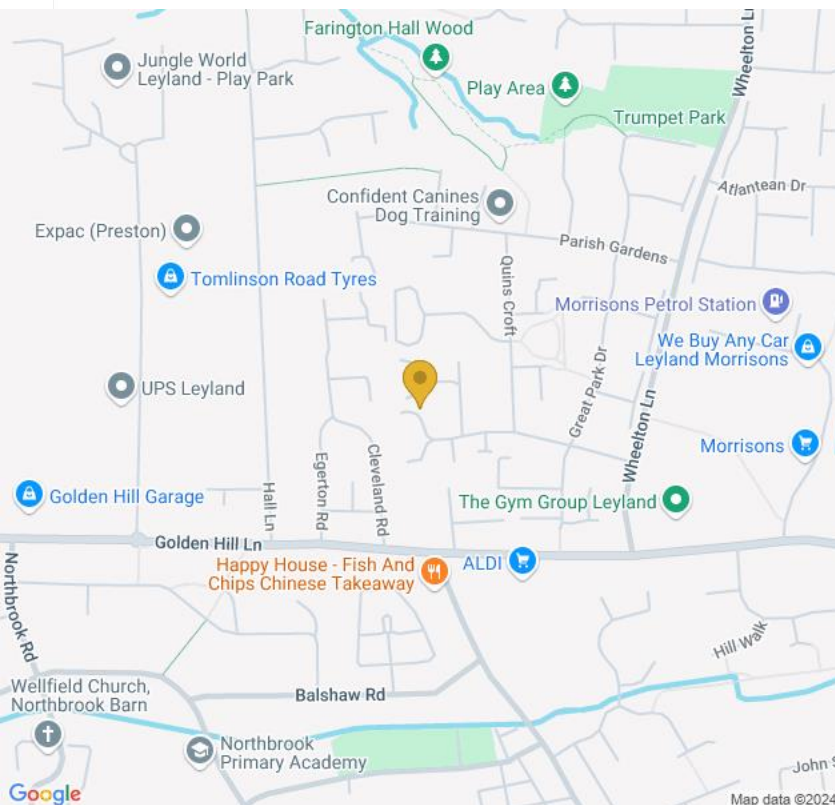
O.O
£105,000

Quins Croft, Leyland PR25

**Farrell
Heyworth**
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Two Bedroom Second Floor Apartment With Parking**
- **Situated In The Heart Of Leyland With Fabulous Transport Links**
- **Lounge & Dining, Ideal First Time Buy or Buy to Let Investment**
- **Bathroom & En-Suite Shower Room. NO CHAIN**



**Farrell
Heyworth**
Sales & Lettings

Leyland
13/15 Cleveland Street
Chorley PR7 1BH

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

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 D

www.farrellheyworth.co.uk



This would be an ideal property for first time buyers or buy to let investors. The home is situated only a short walk to Leyland town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways.

Internally, the property briefly comprises a welcoming communal entrance hallway with stairs to the second floor, private hallway giving access to all areas of the property, you will find a spacious modern lounge as well as an open plan dining area, in the kitchen area you will find integral wall and base units and modern worktops, the apartment also features two good-sized bedrooms, the master benefits from integrated wardrobe space and a three piece en-suite with walk-in shower. You will also find an all white three piece family bathroom.

Externally there is parking and visitor parking available.

Tenure: Leasehold
Leasehold information: Terms: 250 years from 1st January 2004
Current Ground Rent: £125 Per Annum
Current Maintenance/Service Charges: £148.62 Per Annum
Council Tax: Band B



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