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Penwortham Hall Gardens
Preston PR1 9TG

£54,950

Two Bedroom Retirement
Apartment Situated Within
Penwortham Hall Gardens

Warden Facility Available via Pull
Cord System Situated in Each
Room

Over 60's Only

Beautifully Presented Communal
Gardens

Chain Free

Awaiting EPC



Tem-po are please to offer to the market this two bedroom spacious first floor retirement apartment. Situated in a lovely position within easy access to local amenities and transport links. The property briefly comprises of entrance hallway, lounge, kitchen, two bedrooms and bathroom. Externally are well maintained communal garden areas to the front and rear. uPVC double glazing and Gas Central Heating throughout. A warden facility is available via the emergency pull cords situated in each room. CHAIN FREE

**For an appointment to view call 01772 633399 or email
info@tem-po.co.uk**



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Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.



ACCOMMODATION

Entrance

Secure timber entrance door provides access to stairs leading to the first floor apartment. The hallway provides access to all rooms and has a storage cupboard and cloaks area.

Lounge 16' 2" x 13' 6" (4.92m x 4.11m)

Spacious lounge with uPVC double glazed window to the rear elevation. Feature electric fire with marble hearth and timber surround, panel radiator, coving and ceiling light. Door leads to storage cupboard.

Kitchen 8' 7" x 7' 9" (2.61m x 2.36m)

Fitted kitchen with eye and base level units, contrasting laminate worktops and tiled splash backs. uPVC double glazed window to the rear elevation, single bowl sink and drainer, wall mounted boiler, panel radiator. Freestanding cooker, ceiling light and vinyl flooring. Space for washing machine and fridge freezer.

Bedroom 1 14' 10" x 10' 5" (4.52m x 3.17m)

uPVC double glazed window to the front elevation, panel radiator, ceiling light and coving.

Bedroom 2 8' 5" x 8' 2" (2.56m x 2.49m)

uPVC double glazed window to the front elevation, panel radiator and ceiling light.

Bathroom 5' 10" x 5' 8" (1.78m x 1.73m)

Three piece suite comprising of WC, hand wash basin with pedestal and panel bath. Ceiling light, extractor fan, panel radiator and part tiled walls.

Additional Information

70% shared ownership. Monthly fee of £147.00 per month covers any repairs to the property, warden facility, boiler service and repair.

Council Tax Band = B

Tenure

We have been advised by the vendor that this property is, Leasehold this information should always be checked by a solicitor prior to purchase.

EPC Chart

Terms & Conditions

It is a legal requirement that all residential properties and many commercial properties have an Energy Performance Certificate (EPC) before they can be presented for sale or to let.

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Arrange A Property Valuation

If you are thinking of selling or letting your property tem-po.co.uk will be more than happy to provide you with a free valuation without obligation, to arrange a valuation please call our team on 01772 633399 or email info@tem-po.co.uk.