



Hardwick Grange Penwortham

- Exclusive to over 55s Development
- First Floor Apartment
- Allocated Parking Space
- Large Lounge/ Diner with Juliet Balcony

For Sale £195,000





Property Description

PROPERTY DESCRIPTION

This first floor apartment provides a fabulously located one-bedroom and is well presented throughout. You are a short stroll from Penwortham village centre, and the apartment has a great community with a communal lounge and gardens. There is also an allocated parking space.

Internally, you are greeted with a good size hall leading to a light, spacious sitting room with dining area and a Juliet balcony overlooking Cop Lane. The lounge diner leads through to the kitchen which also benefits from a great range of integrated appliances including an electric oven, hob and fridge freezer and plenty of worktop space to prep the perfect brunch or delicious supper. Back into the hall you will find a door leading to a double bedroom, the bedroom benefits from a walk in wardrobe. There is a lovely large modern shower room. Conveniently located just off the hall is a utility cupboard, we think this is a great space.





LOCAL INFORMATION

PENWORTHAM is a town in South Ribble, Lancashire. Situated on the South Bank of the River Ribble, where a vibrant community with an abundance of shops, cafes, diverse eateries and trendy wine bars, are conveniently on hand. Excellent catchment area for primary and secondary schools. Preston city centre is no more than a mile away, easy access to the motorway network with the Lake District, Manchester and Liverpool being only an hour's drive. Fantastic walks, parks and cycleways are also easily accessed within minutes of the area.



HALLWAY

* Security intercom system * Ceiling spot lights * Smoke detector * Storage cupboard *

UTILITY CUPBOARD

* Boiler * Washer Dryer * Ceiling light *

LOUNGE/DINER

* UPVC double glazed door with Juliet balcony * 3 Ceiling lights * TV point * Storage heater * Carpet flooring *

KITCHEN

* UPVC double glazed window * Range of modern fitted wall and base units * Integrated oven and hob with overhead extractor hood * Integrated fridge and freezer * Tiled flooring * Ceiling lights * Under counter spot lights *



BEDROOM

* UPVC double glazed window * Carpet flooring * Storage heater * Ceiling light *

WALK IN WARDROBE

* Carpet flooring * Range of fitted shelving and hanging rails * Ceiling lights *

SHOWER ROOM

* Large walk in shower * Vanity unit wash hand basin * WC * Electric mirror * Tiled flooring * Heated towel radiator * Partially tiled walls *

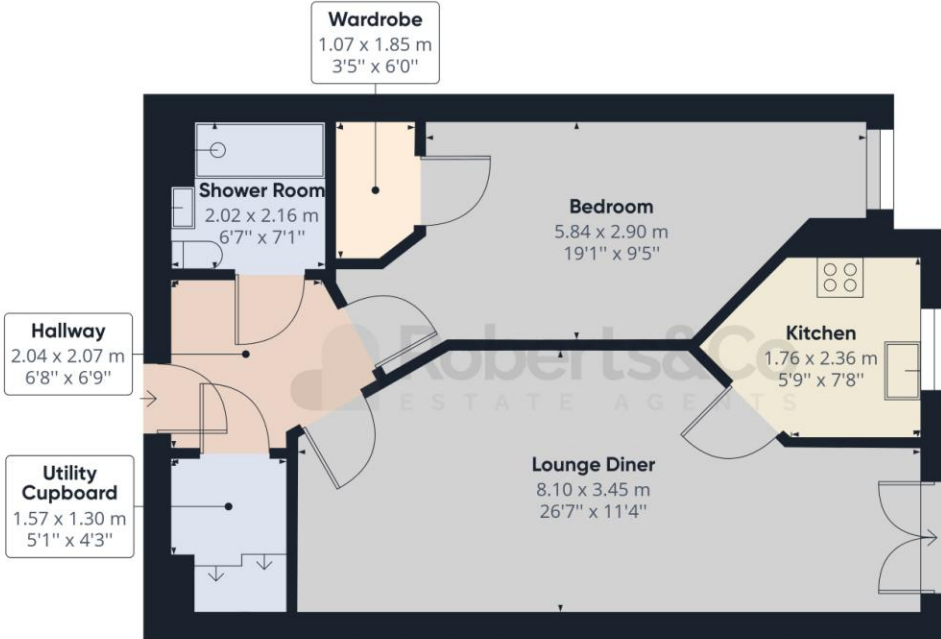


OUTSIDE

* Parking space * Communal gardens *

LEASEHOLD DETAILS

LEASEHOLD DETAILS - Length of lease 995 (years remaining)
 - Ground rent amount (£) 212.50 for period Oct 22 to March 23
 - Service charge amount (£) 187.22pcm
 - Council tax band A (England, Wales and Scotland)



Approximate total area⁽¹⁾
59.86 m²
644.32 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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36e Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

www.roberts-estates.co.uk
info@roberts-estates.co.uk
01772 746 100

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