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**Westmorland Close
Penwortham**

- **Fantastic Investment Opportunity**
- **Long Term Tenant**
- **First Floor Apartment**
- **Higher Penwortham**

For Sale £135,000
EPC Rating 'D'



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Property Description

FANTASTIC INVESTMENT OPPORTUNITY to purchase a 2 Bedroom apartment in Higher Penwortham. To be sold with long standing tenant, who has been in since October 2018. This first floor apartment is centrally located, within walking distance to the local shops, bars, restaurants and has great transport links. Offering, 2 DOUBLE BEDROOMS, lounge with balcony, fitted kitchen and shower room. Outside, parking is available and communal gardens. Currently achieving 4.98% annual yield.

LOCAL INFORMATION

PENWORTHAM is a village 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.



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Fantastic walks, parks and cycleways are also easily accessed within minutes of the area.

ENTRANCE

7' 2" x 6' 8" (2.18m x 2.03m) * Communal area * Carpet flooring * Ceiling light * Meter cupboards *

HALL

* UPVC front door * Ceiling light * Carpet flooring *

LOUNGE

16' 2" x 10' 10" (4.93m x 3.3m) * UPVC double glazed window and door opening onto to the balcony * Carpet flooring * Wall and ceiling lights * Central heating radiator * Gas fire *

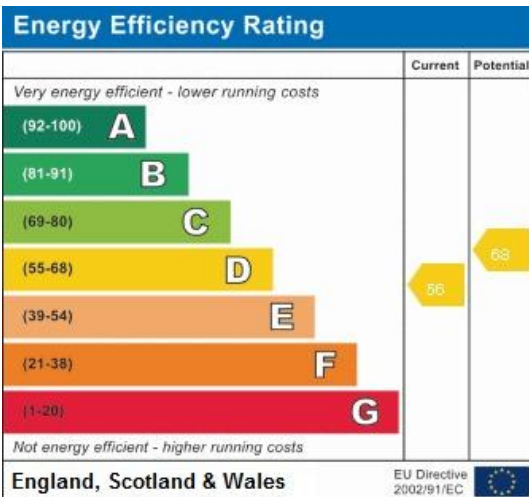


KITCHEN

10' 9" x 7' 4" (3.28m x 2.24m) * UPVC double glazed window * Vinyl flooring * Ceiling light * Central heating radiator * Range of wall and base units with complementary worktops * Integrated electric double oven * Integrated electric hob * Extractor * Space and plumbing for washing machine * Space for free standing fridge freezer *

SHOWER ROOM

7' 1" x 5' 5" (2.16m x 1.65m) * UPVC double glazed window * Vinyl flooring * Partially tiled walls * Ceiling light * Heated towel radiator *



BEDROOM ONE

14' 3" x 9' 6" (4.34m x 2.9m) * UPVC double glazed window * Carpet flooring * Ceiling light * Central heating radiator * Range of fitted bedroom furniture *

BEDROOM TWO

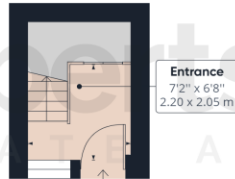
7' 9" x 9' 6" (2.36m x 2.9m) * UPVC double glazed window * Carpet flooring * Ceiling light * Central heating radiator *

OUTSIDE

* Communal gardens * Parking *

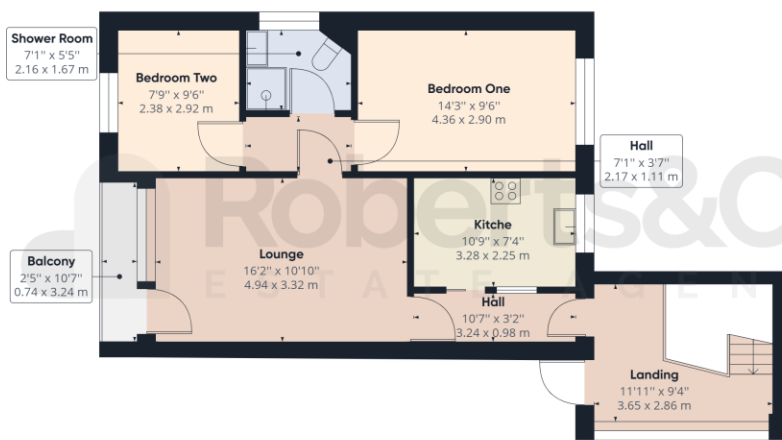
PROPERTY LEASEHOLD DETAILS

- Price £135,000
- Tenure - Leasehold
- Length of lease - 999 years from 1 Aug 1964
- Annual ground rent amount (£)
- Ground rent review period (year/month)
- Annual service charge amount (£)
- Service charge review period (year/month)
- Council tax band - C
- Shared Ownership (% share being sold)



Approximate total area⁽¹⁾
725.28 ft²
67.38 m²

Ground Floor Building 1



Floor 1 Building 1

(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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements