



Langdale Court  
Penwortham

- **First Floor Apartment**
- **2 Double Bedrooms with Fitted Wardrobes**
- **Ideal Investment or First Time Home**
- **Modern Fitted Kitchen & Bathroom**

**For Sale £139,950**

EPC Rating 'D'







## Property Description

### PROPERTY DESCRIPTION

Whether you are looking for your perfect home, or an investment opportunity, this property will hopefully have made you stop scrolling and take note. And rightly so, because in terms of move-in ready, this property embodies that definition.

This first floor apartment provides a fabulously located two-bedroom, being just a short stroll from Penwortham village centre. Within walking distance to the local shops, bars, restaurants and has great transport links.

Offering, 2 double bedrooms, living room, fitted kitchen and three piece bathroom.

The living room is bright and spacious with plenty of space for a table and chairs.

The modern fitted kitchen benefits from an integrated electric oven and hob, space for a tall fridge freezer and space and plumbing for a washing machine with



plenty of worktop space to prep the perfect brunch or delicious supper.

There is a lovely modern three piece bathroom.

Two airy double rooms can be found off the hallway, both tastefully decorated and benefiting from handy built-in wardrobes.

Outside there is allocated parking, detached garage and communal gardens.

#### 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.



#### COMMUNAL ENTRANCE

#### HALLWAY

#### LIVING/DINING ROOM



#### KITCHEN

#### BEDROOM ONE

#### BEDROOM TWO

#### BATHROOM

#### OUTSIDE

#### GARAGE

We are informed this property is Council Tax Band B For further information please check the Government Website



We are informed this is a leasehold property this will require legal verification.

- Length of lease 987 (years remaining)
- Annual ground rent amount (£) 700.00pa
- Council tax band (England, Wales and Scotland)





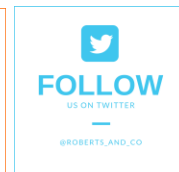
Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.



**FLOOR PLAN**  
**COMING SOON**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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