



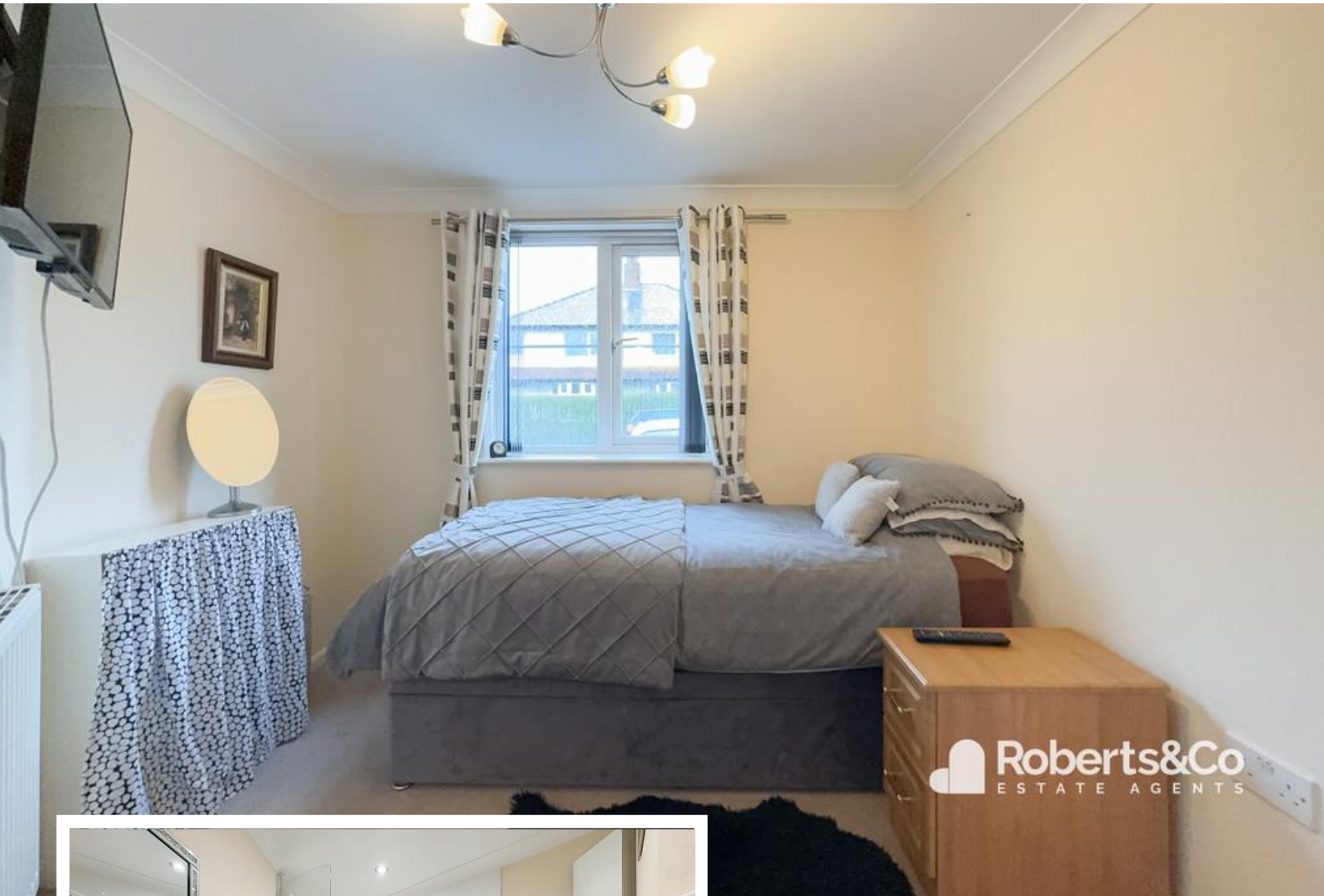
## Woodville Court Penwortham

- **2 Bedroom Ground Floor Apartment**
- **Great Location**
- **Great Investment Opportunity**
- **Spacious Living Accommodation**

**For Sale £130,000**  
EPC Rating 'D'







## Property Description

For sale is this well presented 2 bedroom ground floor apartment in Penwortham.

Conveniently situated to access local amenities, esteemed primary and secondary schools, as well as excellent transport links to the city centre and motorway networks, this well-presented apartment presents an enticing investment opportunity or a move-in-ready dwelling.

This home offers an inviting layout designed to accommodate modern living. Upon entering, you are welcomed by an entrance hall that seamlessly transitions into generously proportioned living spaces. The layout is carefully crafted to optimize both comfort and functionality, ensuring ample room for relaxation and entertainment.

The fully fitted kitchen provides a practical yet stylish space for culinary endeavours, equipped with modern amenities to meet the needs of everyday life. Whether preparing meals for yourself or hosting gatherings with





friends and family, this kitchen is sure to inspire culinary creativity.

With two double bedrooms, this home provides ample space for rest and relaxation. Each bedroom offers a peaceful retreat, allowing residents to unwind and recharge in comfort. Additionally, the family bathroom provides convenience and privacy, completing the residential experience.

Overall, this residence offers a harmonious blend of comfort and functionality, providing a welcoming environment for modern living.

Externally, the property boasts allocated parking and communal gardens, adding to its appeal. Don't miss the chance to make this delightful apartment your own!

#### 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.

#### ENTRANCE HALL

#### KITCHEN/LIVING ROOM

21' 2" x 14' 11" (6.45m x 4.55m)

#### BEDROOM ONE

10' 11" x 10' 0" (3.33m x 3.05m)

#### BEDROOM TWO

9' 0" x 9' 9" (2.74m x 2.97m)

#### BATHROOM

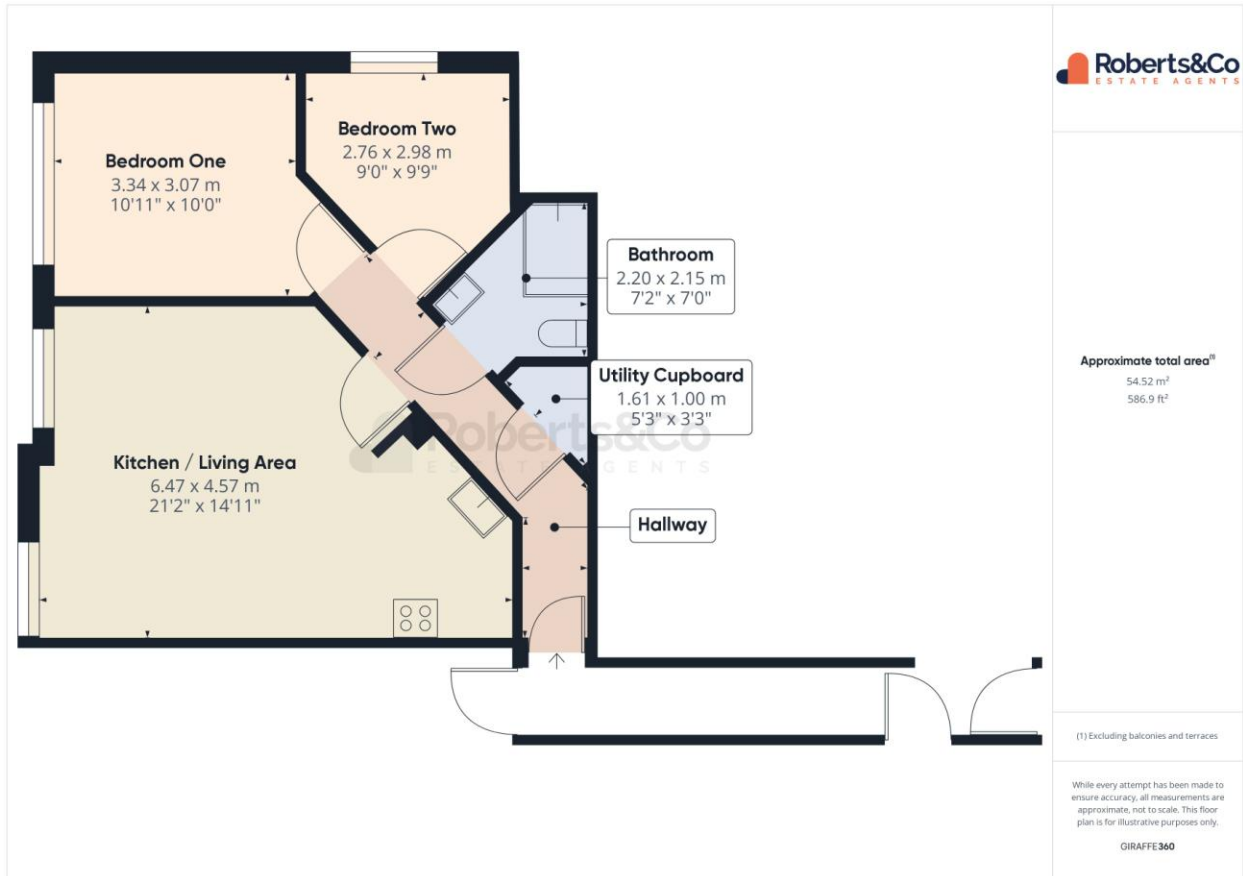
7' 2" x 7' 0" (2.18m x 2.13m)

#### OUTSIDE

#### LEASEHOLD PROPERTY DETAILS

- Price - £130,000
- Tenure - Leasehold
- Length of lease- 107 (years remaining)
- Annual ground rent amount - £165.00pa
- Ground rent review period (year/month) every 10 years
- Annual service charge amount- £684 per annum paid £57 per month
- Service charge review period (year/month)
- Council tax band - B

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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