

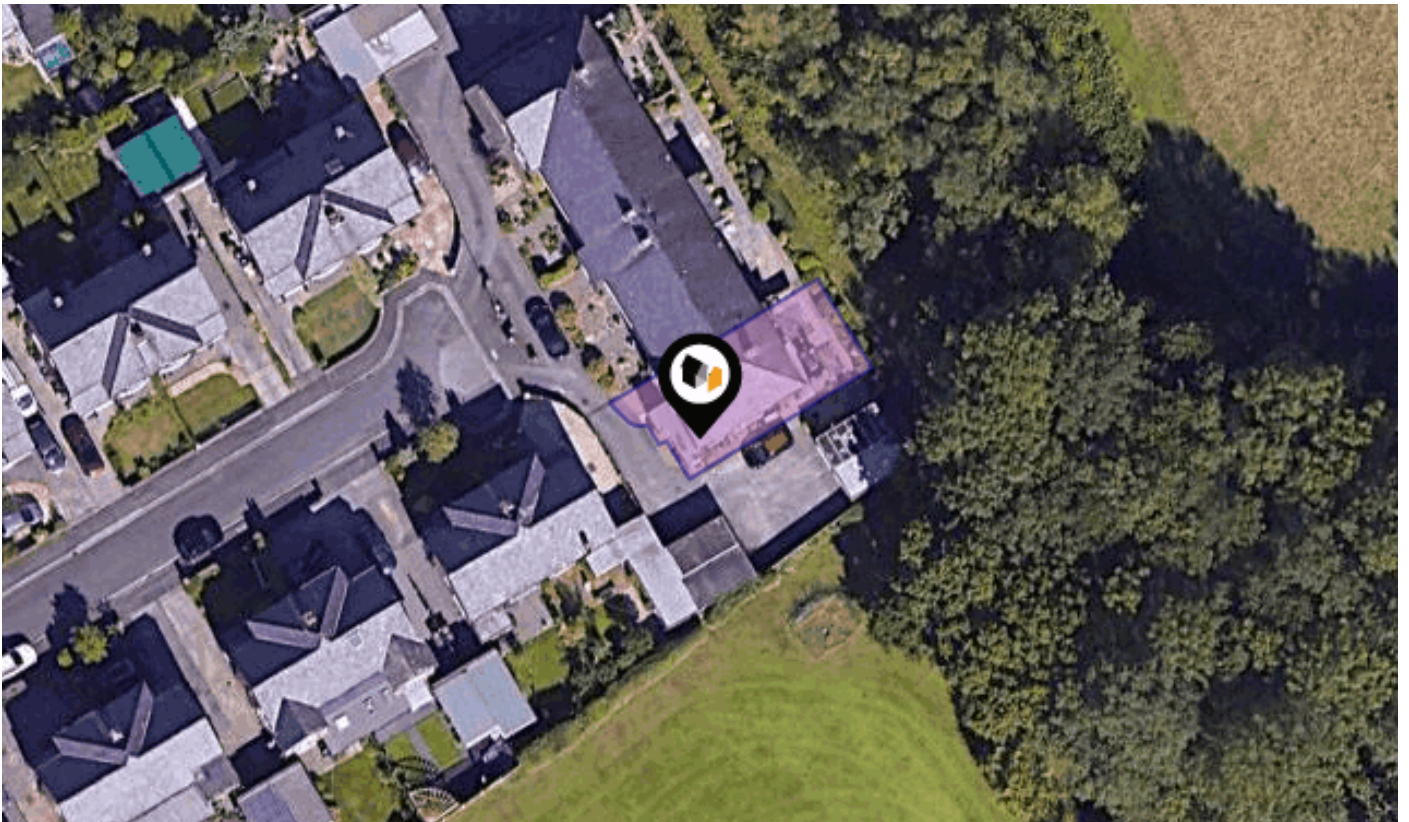


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 30<sup>th</sup> September 2024**



## **ASPELS CRESCENT, PENWORTHAM, PRESTON, PR1**

### **Roberts & Co**

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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www.roberts-estates.co.uk



### Property Overview

This well-presented ground floor, two-bedroom apartment is ideally situated just a short walk from the heart of Penwortham village. With its convenient location, you'll be within easy walking distance to local shops, popular bars, restaurants, and excellent transport links, making it perfect for those seeking both comfort and accessibility.

As you step through the front door into the welcoming hallway, there's space to hang up your coats and bags before entering the spacious and bright living room. The room is filled with natural light, creating a warm and inviting atmosphere, and there's ample space for a dining table and chairs, making it ideal for both relaxing and entertaining.

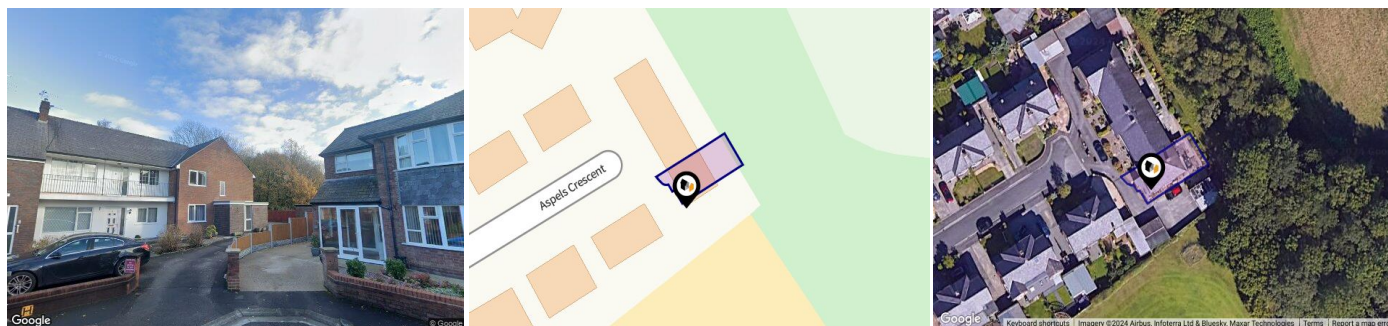
Towards the rear, you'll find a newly fitted kitchen with modern appliances, offering a fresh and functional space to cook. The kitchen also provides convenient access to the private rear garden – a lovely spot to enjoy outdoor living in peace and quiet.

Off the hallway are two generously sized double bedrooms, both beautifully decorated. One of the bedrooms also boasts built-in wardrobes, offering extra storage space. A contemporary family shower room completes the living space.

The property's outdoor space is another highlight. The private rear garden offers a perfect retreat for relaxation, while the front of the property features a garage complete with lighting and power, as well as allocated parking.

This apartment is an excellent opportunity for a variety of buyers – whether you're a developer seeking your next investment project or a couple eager to take your first step onto the property ladder.

Additional benefits include no ground rent and an attractive rental potential, with an estimated income of approximately £725 per calendar month. This charming home is definitely worth viewing!



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	09/12/1964
<b>Floor Area:</b>	710 ft <sup>2</sup> / 66 m <sup>2</sup>	<b>End Date:</b>	01/09/2963
<b>Plot Area:</b>	0.04 acres	<b>Lease Term:</b>	999 years from 1 September 1964
<b>Year Built :</b>	1950-1966	<b>Term Remaining:</b>	939 years
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,744		
<b>Title Number:</b>	LA682608		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

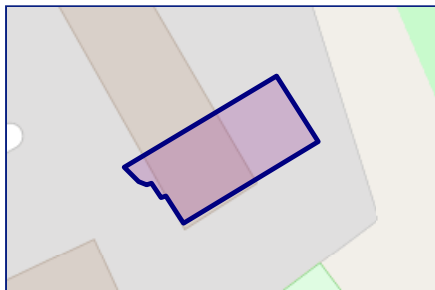


### Satellite/Fibre TV Availability:



### Freehold Title Plan

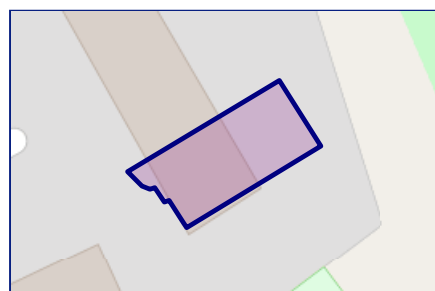
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**LA872148**

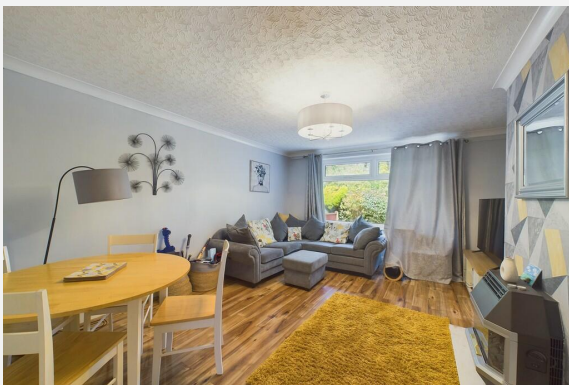
### Leasehold Title Plan

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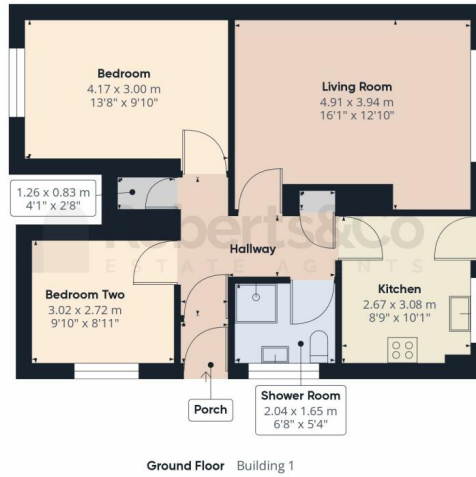
**LA682608**

Start Date: 09/12/1964  
End Date: 01/09/2963  
Lease Term: 999 years from 1 September 1964  
Term Remaining: 939 years





## ASPELS CRESCENT, PENWORTHAM, PRESTON, PR1



Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>†</sup>  
74.04 m<sup>2</sup>  
796.96 ft<sup>2</sup>

(†) 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. Calculations are based on RICS IPMS 3C standard.

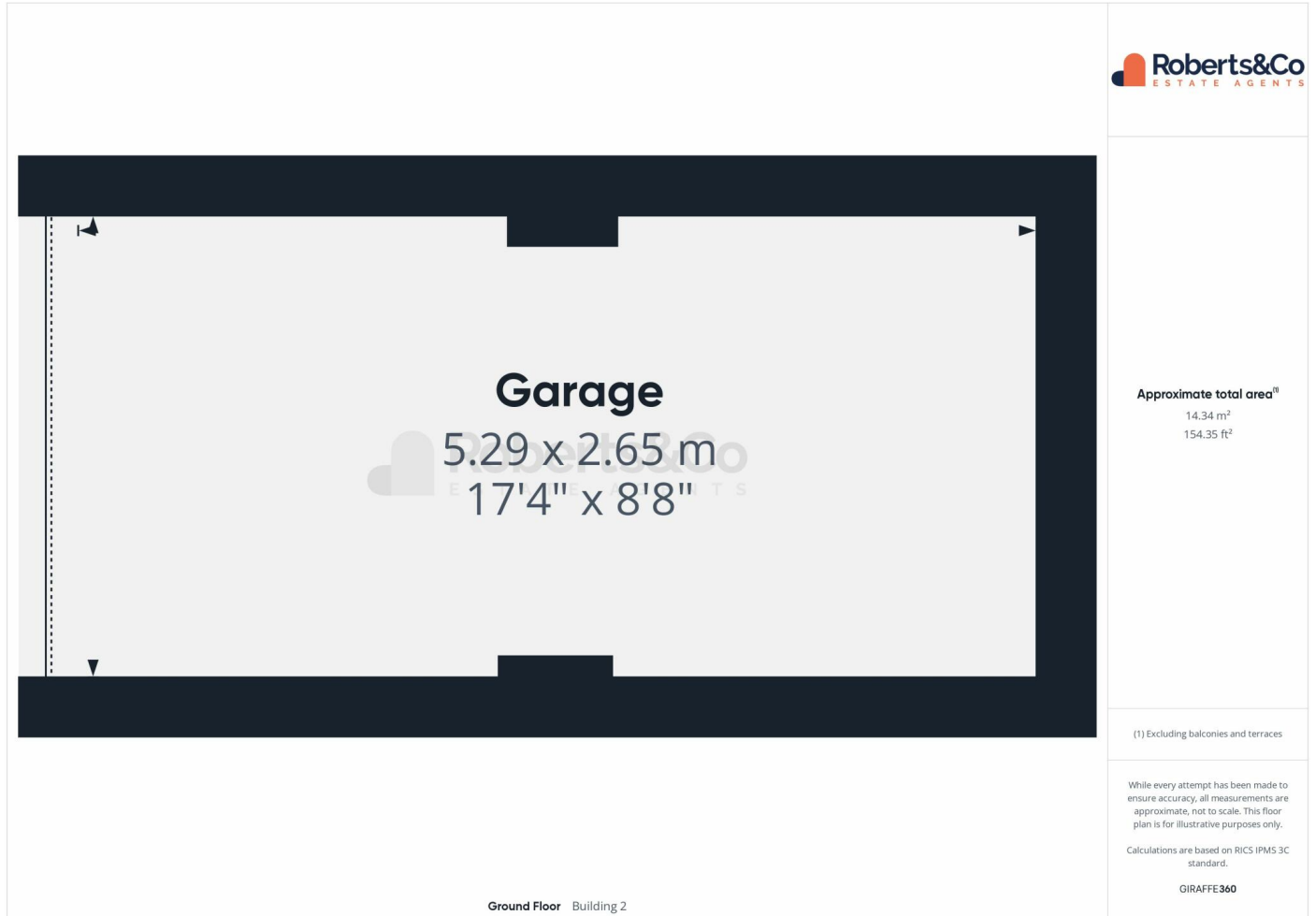
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## ASPELS CRESCENT, PENWORTHAM, PRESTON, PR1

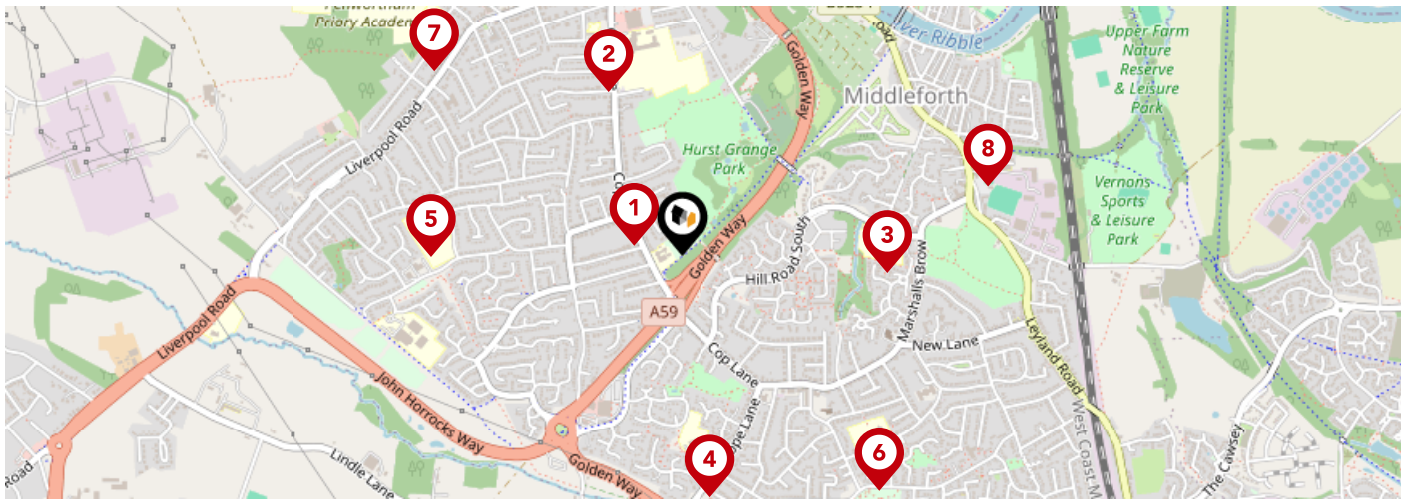




## ASPELS CRESCENT, PENWORTHAM, PRESTON, PR1

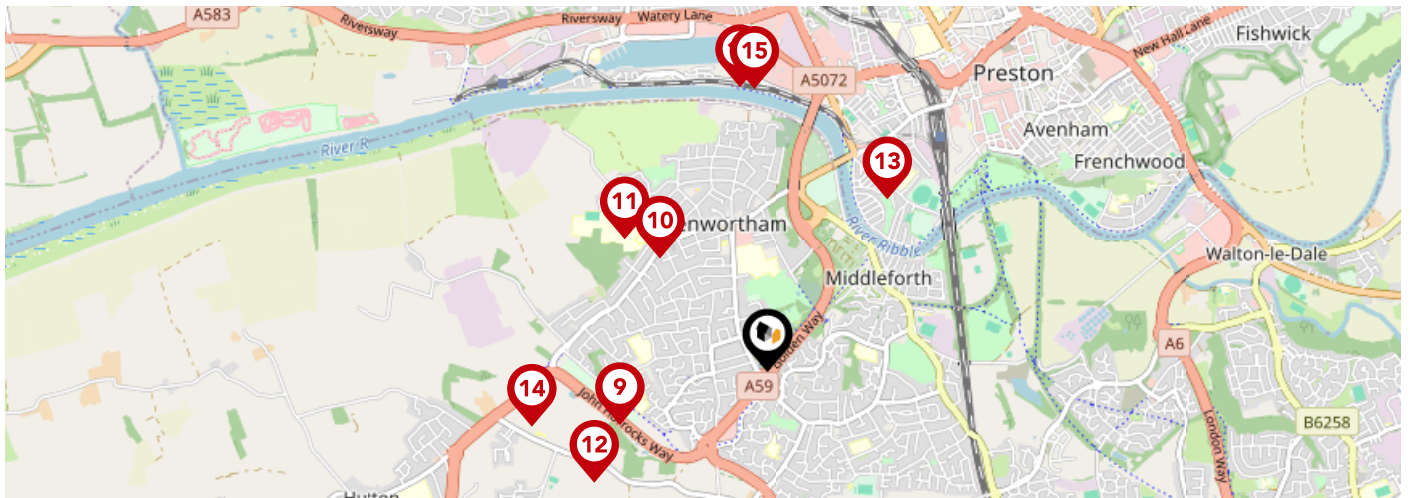










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 801   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 190   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

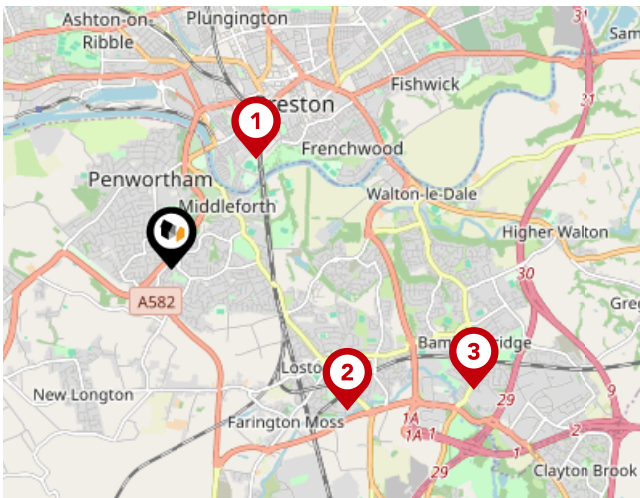
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 912   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Priory Academy</b> Ofsted Rating: Good   Pupils: 762   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 551   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 351   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howick Church Endowed Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 2   Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Limes School</b> Ofsted Rating: Good   Pupils: 5   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

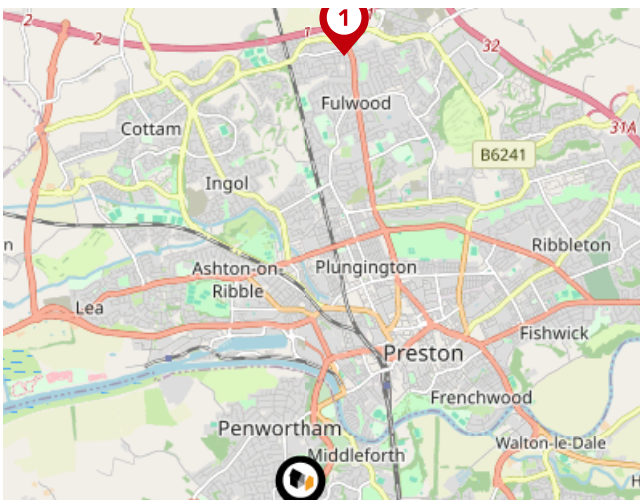
# Area

## Transport (National)



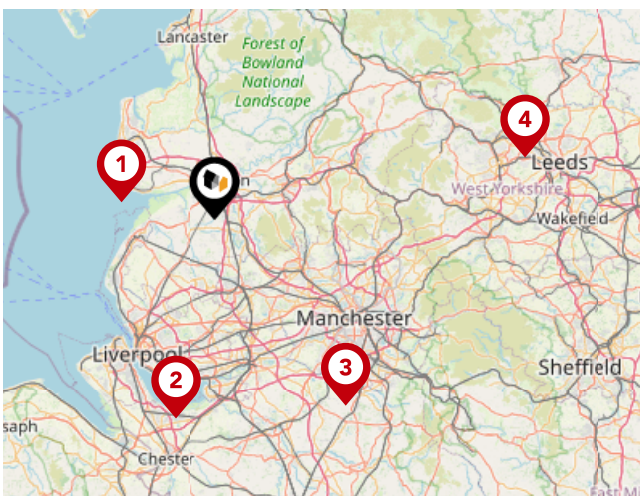
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.22 miles
2	Lostock Hall Rail Station	1.98 miles
3	Bamber Bridge Rail Station	2.86 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.07 miles
2	M65 J1A	2.89 miles
3	M65 J1	3.12 miles
4	M6 J28	3.83 miles
5	M6 J29	3.23 miles



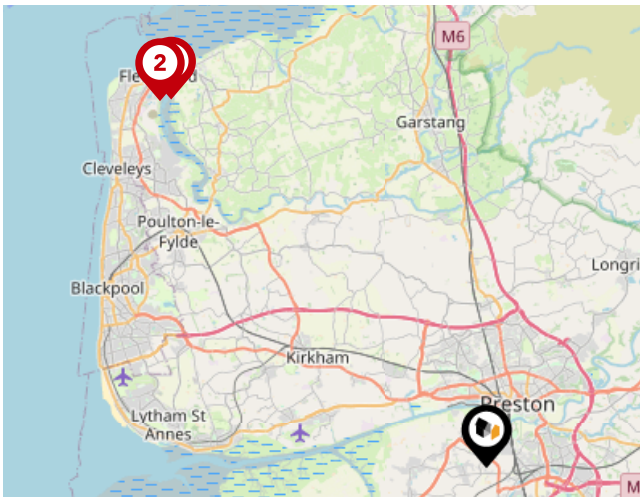
### Airports/HELIPADS

Pin	Name	Distance
1	Highfield	13.16 miles
2	Speke	28.49 miles
3	Manchester Airport	32.18 miles
4	Leeds Bradford Airport	44.39 miles



Bus Stops/Stations

Pin	Name	Distance
1	Cromwell Road	0.16 miles
2	Broad Oak Lane	0.12 miles
3	Wingates	0.21 miles
4	Hill Rd South	0.23 miles
5	Hill Road South	0.19 miles



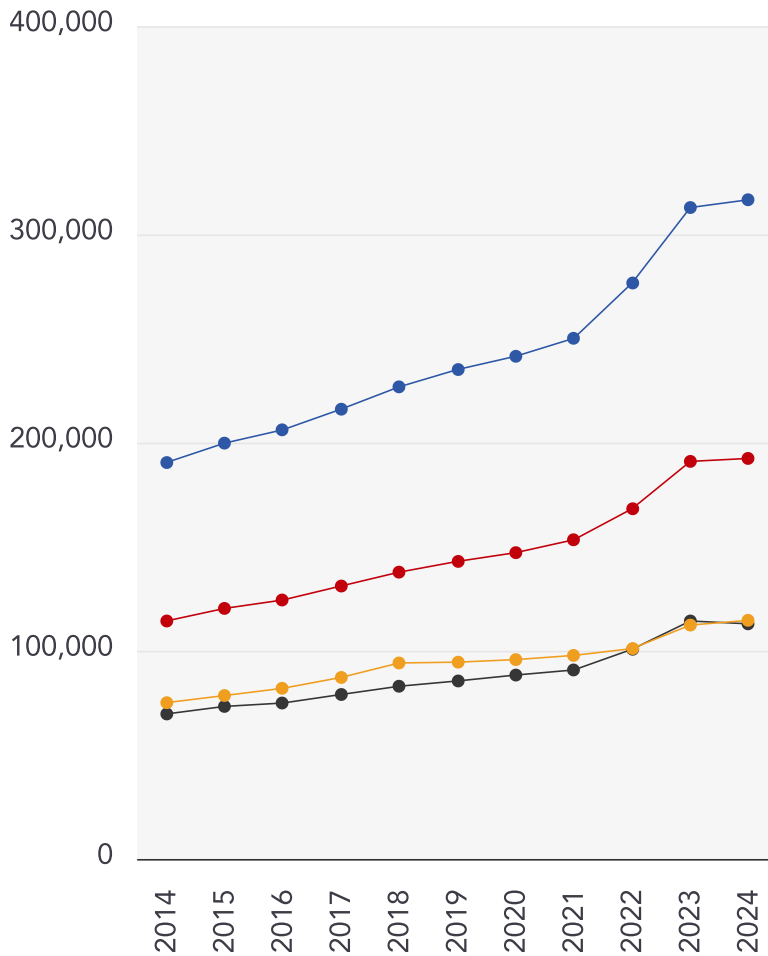
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.99 miles
2	Fleetwood for Knott End Ferry Landing	17.18 miles

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in PR1



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Flat

**+52.7%**

Terraced

**+62.15%**



### Roberts & Co

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Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

### Financial Services

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Who are Roberts & Co?

There is not just one reason why you should sell with Roberts & Co, we like to think there's many more.

Our dedicated branch teams...

Roberts & Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

### Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

### Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

### Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

### Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



@Roberts\_and\_Co



/roberts\_and\_co\_sales\_lettings/



# Roberts & Co

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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