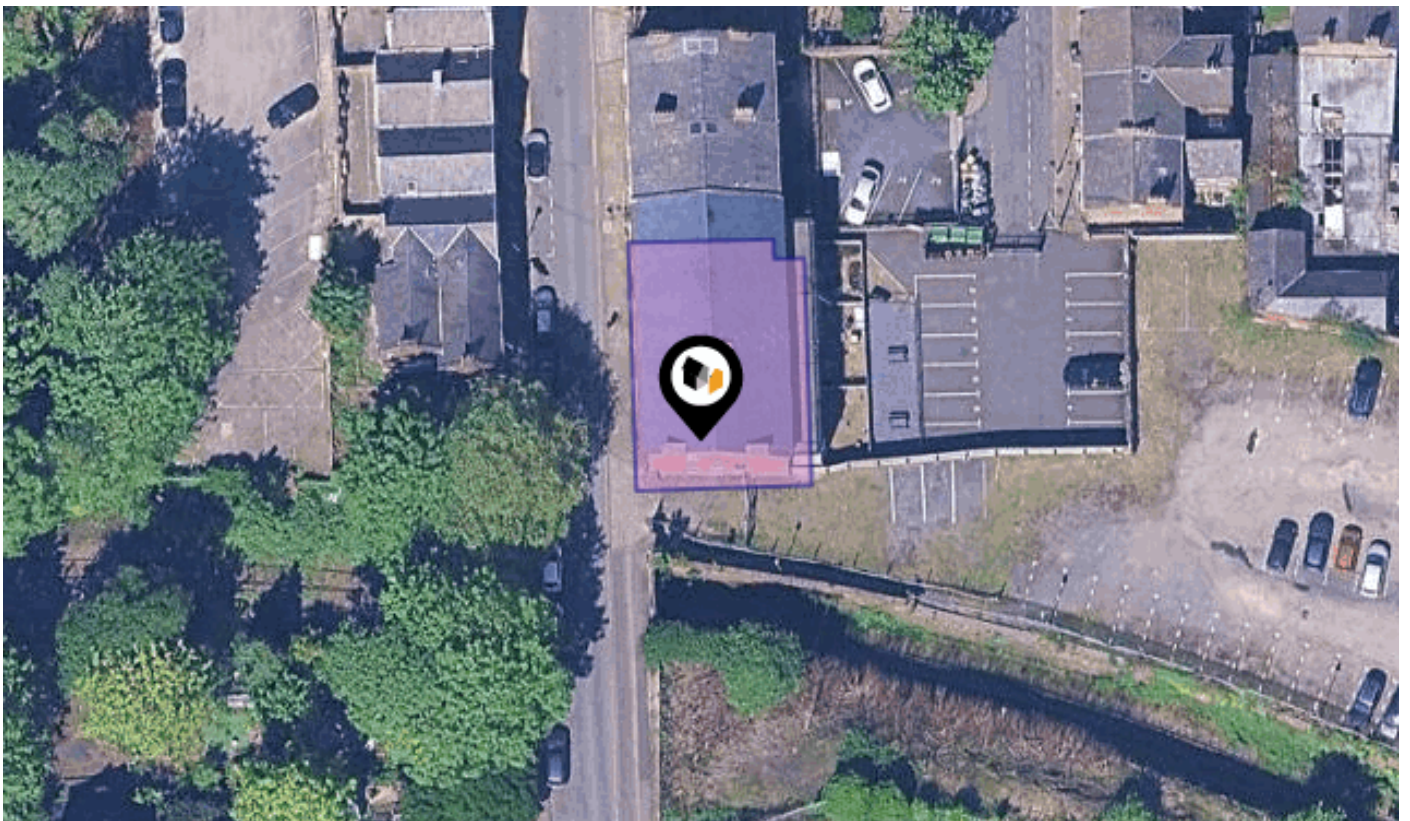




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 01st June 2026



**STATION TERRACE 8-10, WALTONS PARADE, PRESTON,
PR1**

Roberts & Co

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

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Introduction

Our Comments

* Charming Modern 1-Bedroom First-Floor Apartment * Offered With No Chain * Preston City Centre
Discover this modern and stylish 1-bedroom apartment, ideally located on the first floor of a beautifully converted house in the sought-after Fishergate Hill conservation area. Blending contemporary comfort with historic charm, it's an excellent opportunity for professionals, couples, or investors seeking immediate rental income. The property is already achieving approximately £800 per month in rental income, making it a strong, ready-made investment opportunity, and is being sold fully furnished, allowing for a seamless, turnkey purchase for both investors and owner-occupiers. The apartment features a spacious open-plan living room and kitchen designed to maximise light and space - perfect for modern lifestyles. A large double bedroom offers comfort and tranquillity, ideal for rest and relaxation. The sleek shower room is fitted with high - quality fixtures for a modern finish. Located within walking distance of the town centre, with shops, restaurants, and amenities close by - all in a peaceful, picturesque setting. Don't miss this fantastic investment opportunity or first-time purchase in one of the area's most desirable locations.



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	247 ft ² / 23 m ²		
Plot Area:	0.07 acres		
Year Built :	2019		
Council Tax :	Band A		
Annual Estimate:	£1,717		
Title Number:	LAN228071		

Local Area

Local Authority: Lancashire
Conservation Area: Fishergate Hill Conservation Area

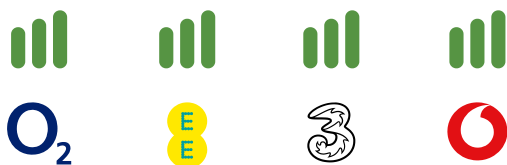
Flood Risk:

- Rivers & Seas: Very low
- Surface Water: Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)



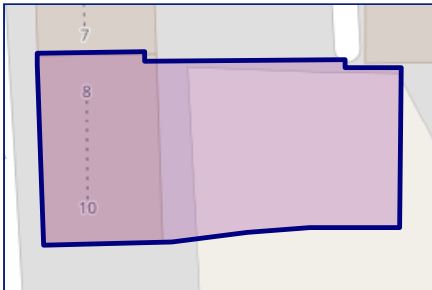
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

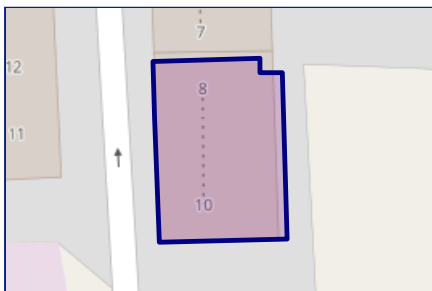


Freehold Title Plan



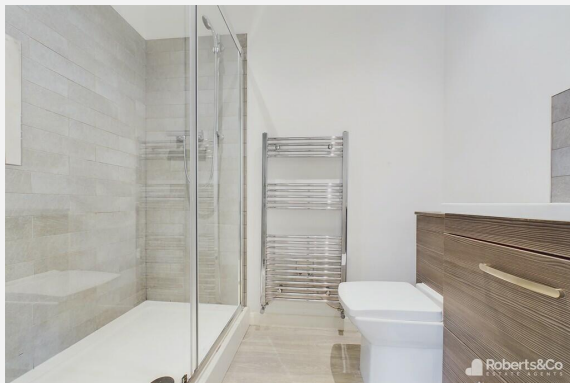
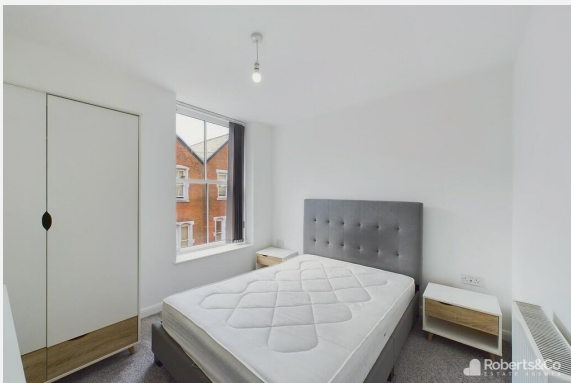
LA164649

Leasehold Title Plan

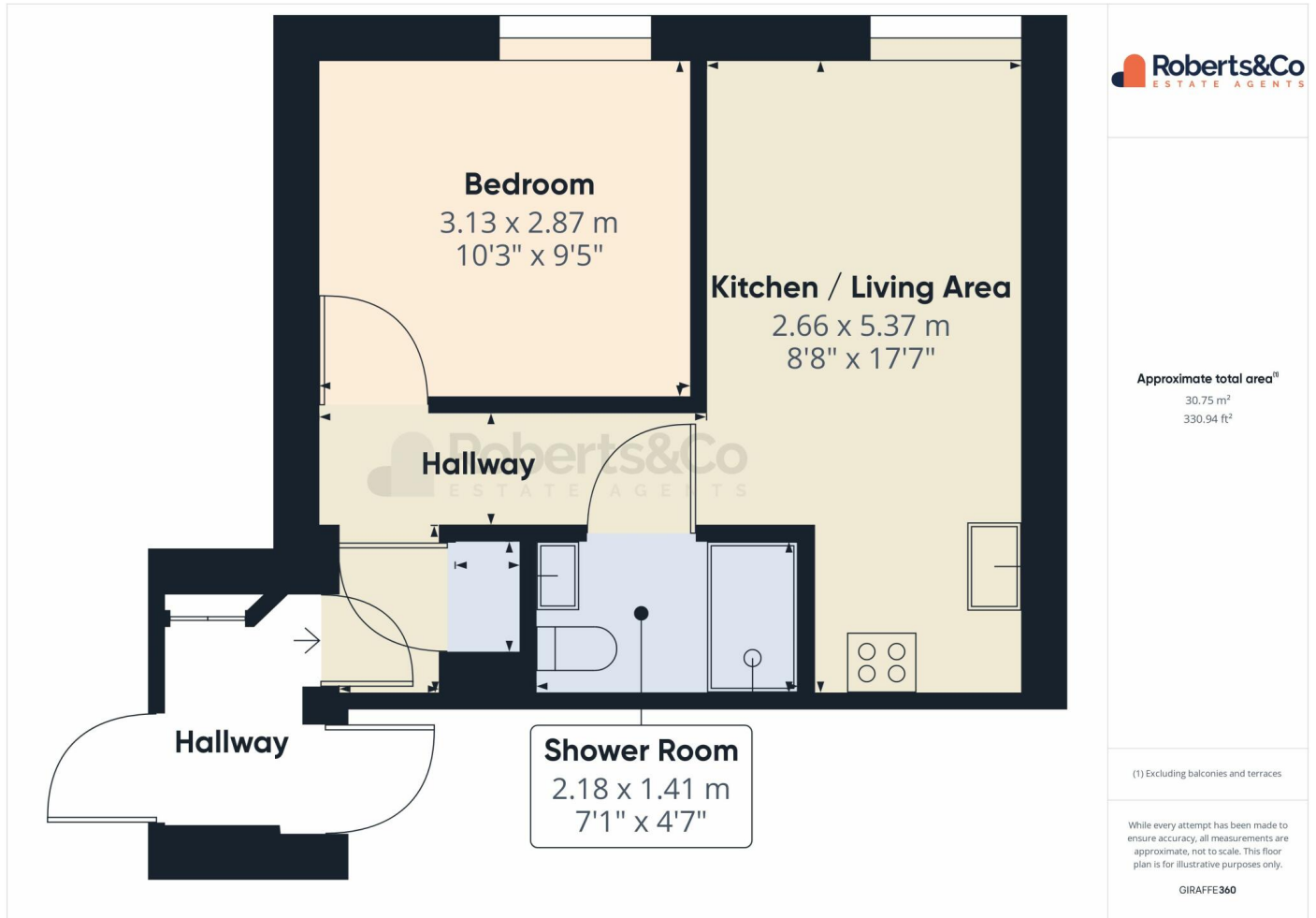


LAN228071

Start Date: 15/09/2019
End Date: 01/01/2268
Lease Term: 250 years from and including 1 January 2018
Term Remaining: 241 years



STATION TERRACE 8-10, WALTONS PARADE, PRESTON,
PR1



8-10, Waltons Parade, PR1

Energy rating

D

Valid until 08.08.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

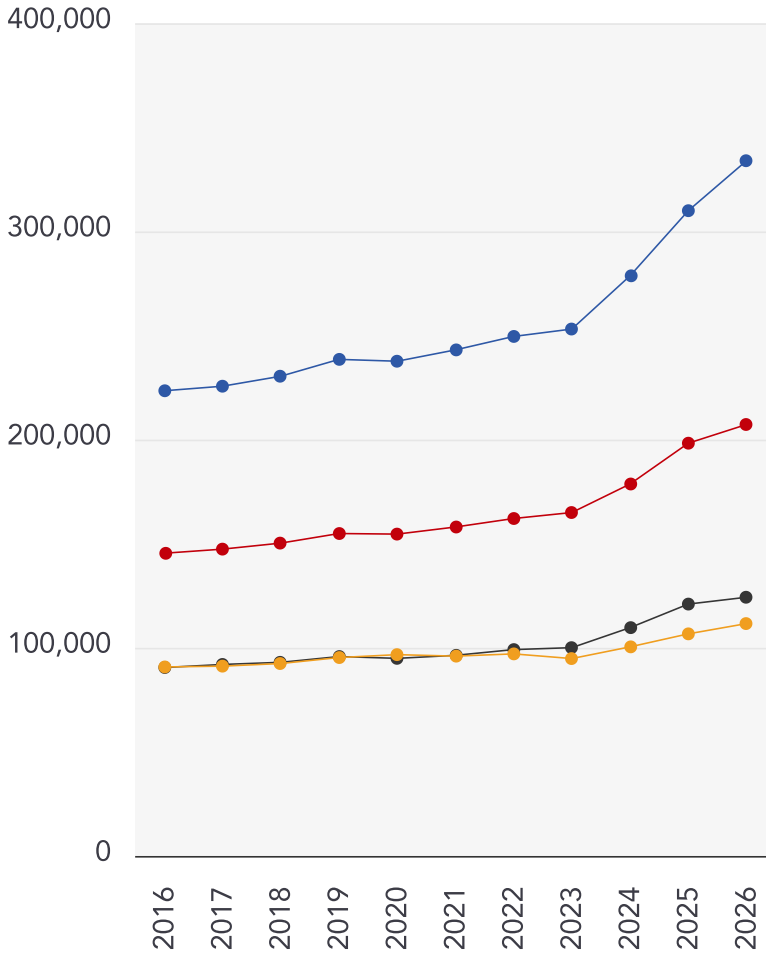
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.49 W/m-Â°K
Walls Energy:	Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	23 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

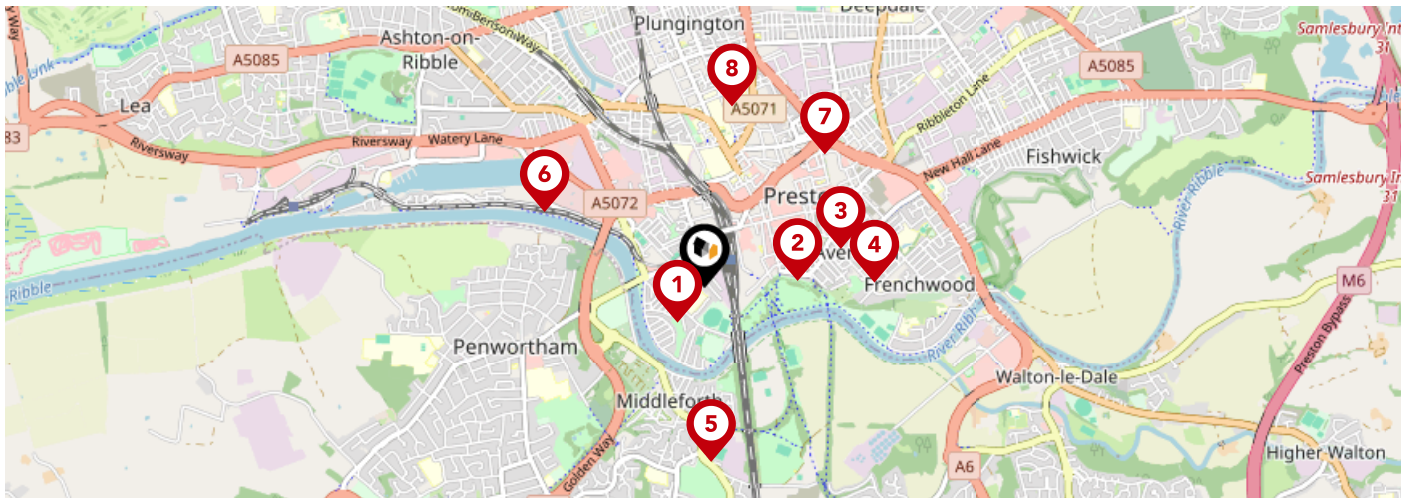
Terraced

+37.28%

Flat

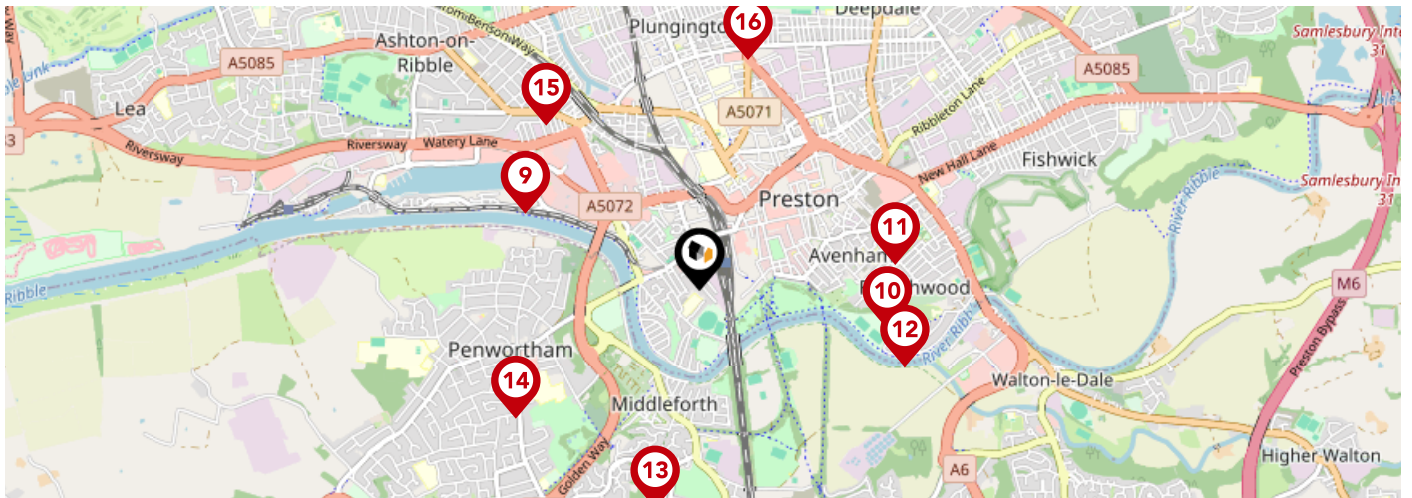
+22.94%

Area Schools



		Nursery	Primary	Secondary	College	Private
St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.2		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:0.41		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:0.62		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:0.75		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.76		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.77		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:0.78		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.8		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

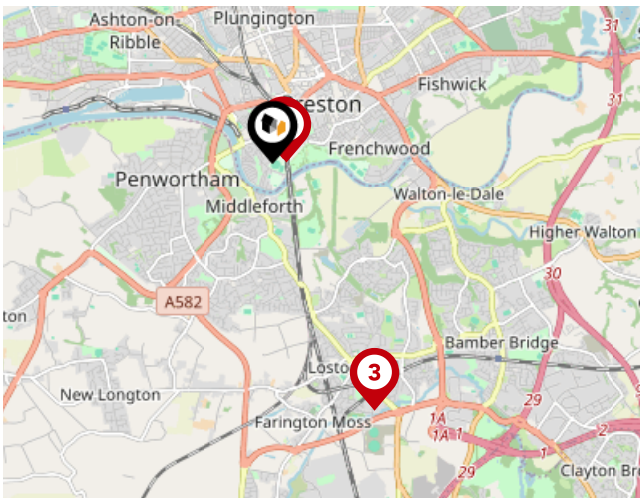
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardinal Newman College Ofsted Rating: Outstanding Pupils:0 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

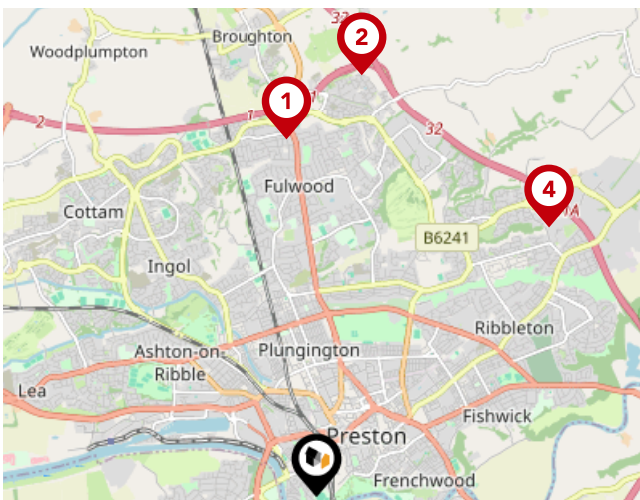
Area

Transport (National)



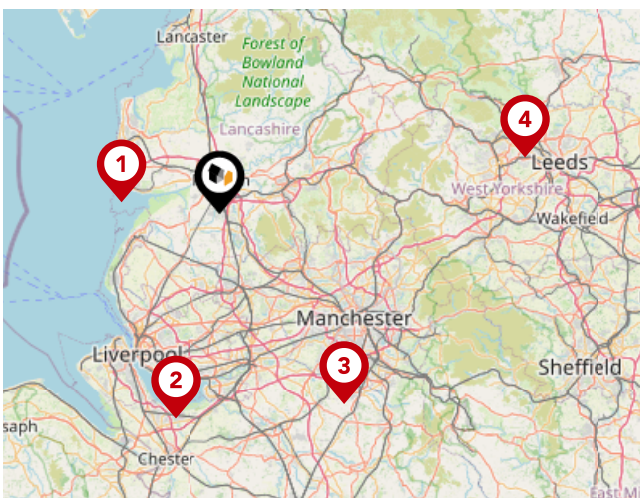
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.12 miles
2	Preston Rail Station	0.14 miles
3	Lostock Hall Rail Station	2.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.15 miles
2	M6 J32	3.71 miles
3	M65 J1A	3.13 miles
4	M6 J31A	3.12 miles
5	M65 J1	3.32 miles

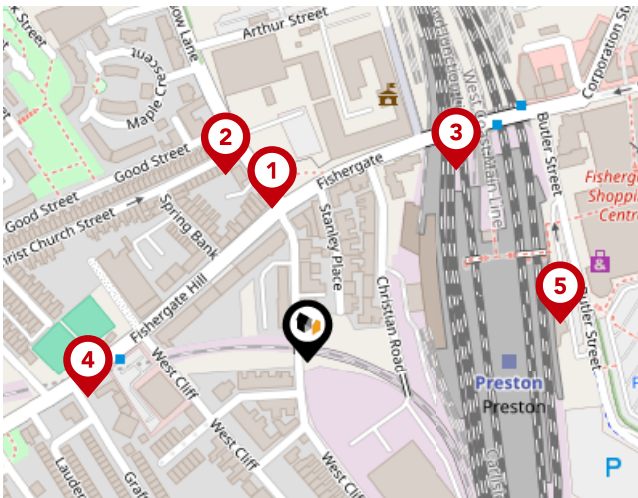


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	13.66 miles
2	Speke	29.51 miles
3	Manchester Airport	32.13 miles
4	Leeds Bradford Airport	43.58 miles

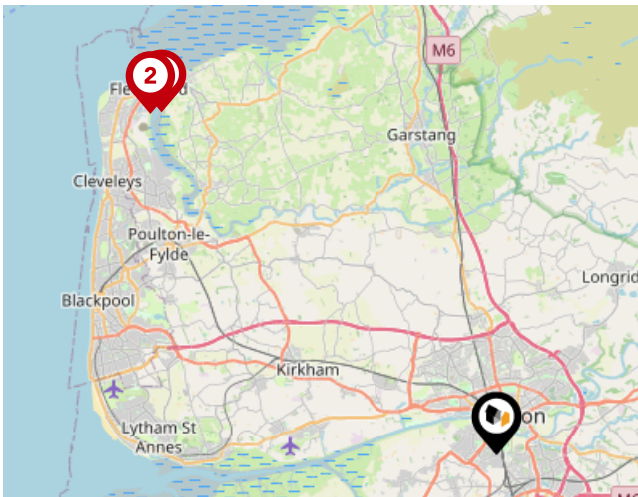
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Christ Church St	0.09 miles
2	Christ Church Street	0.11 miles
3	Railway Station	0.13 miles
4	Hartington Road	0.12 miles
5	Rail Station	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.74 miles
2	Fleetwood for Knott End Ferry Landing	16.96 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

Financial Services

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



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/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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