

**69-71 Ribble Bank Street, Preston, PR1 8AH**

**Asking price £45,000**

Highgate Homes bring to the market this charming two-bedroom flat on Ribble Bank Street presents an excellent investment opportunity. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests. With two comfortable bedrooms, it offers ample space for individuals or small families. The flat is equipped with a modern bathroom, ensuring convenience and comfort for its occupants.

This property benefits from contemporary design and amenities, making it an appealing choice for both investors and first-time buyers. Currently, the flat generates a steady income of approximately £550 per month, providing a reliable return on investment. The property is currently occupied by a sitting tenant on a six-month shorthold tenancy, allowing for a seamless transition for any prospective buyer.

Location is key, and this flat does not disappoint. It is conveniently situated just a short 12-minute stroll from St George's Shopping Centre, where a variety of shops and dining options await. For those who commute, the railway station is a mere eight-minute walk away, offering excellent transport links to surrounding areas.

## Reception



Reception room which is 14.70m<sup>2</sup> (5.39 x 3.17)

## Kitchen area (open plan)



Kitchen area located within the reception room

## Bedroom 1



Bedroom 1 which is 7.19m<sup>2</sup> (3.27 x 2.20)

## Bedroom 2



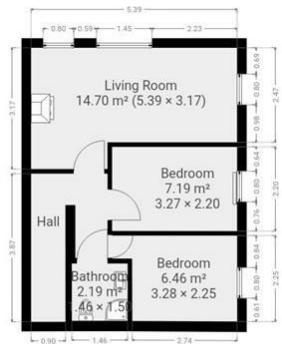
Bedroom 2 which is 6.46m<sup>2</sup> (3.28 x 2.25)

## Bathroom

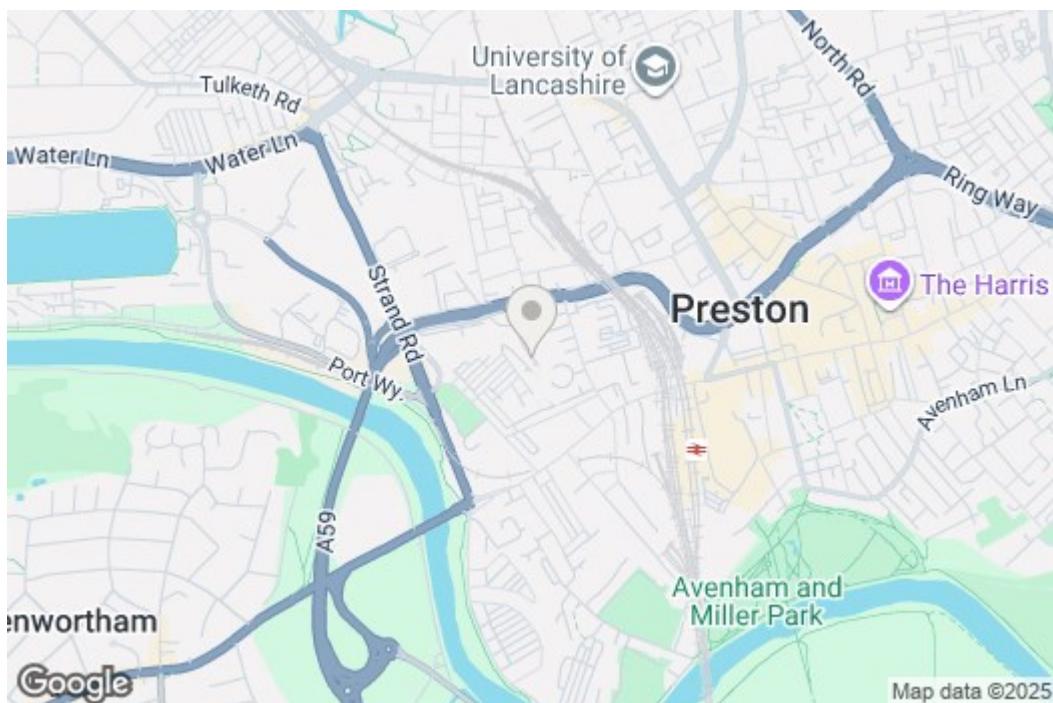


Bathroom which is adjacent to the hallway

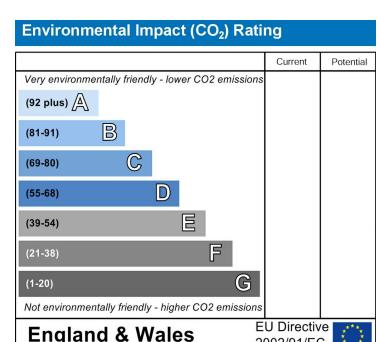
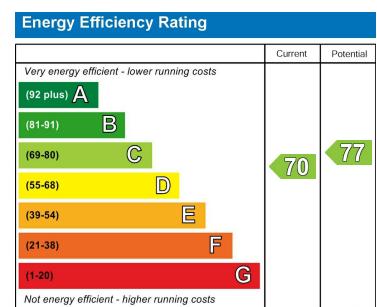
## Floor Plan



## Area Map



## Energy Efficiency Graph



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