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HighgateHomes

Flat 1 69-71 Ribble Bank Street, Preston, PR1 8AH  
Guide Price - £44,000





## Flat 1 69-71 Ribble Bank Street, Preston, PR1 8AH

- **Property type:** Apartment - Purpose Built
- **Price:** Asking price £44,000
- **Bedrooms:** 2
- **Receptions:** 1
- **Bathrooms:** 1
- **Local Council:** Preston City Council
- **Council Tax Rating:** A
- **Current EPC Rating:** D (59)
- **Potential EPC Rating:** (73)
- **Tenure:** Leasehold

## Advert Summary

*Welcome to this charming 2-bedroom apartment located on Ribble Bank Street in Preston.*

*As you enter, you're greeted by a welcoming hallway that leads into a cozy reception area. The reception space is well-lit and provides an ideal setting for relaxation and entertaining, seamlessly connected to a compact yet functional kitchen area.*

*This apartment features two well-proportioned bedrooms, offering ample space for both rest and storage. The bathroom is conveniently located near the bedrooms.*

*With its convenient layout and prime location, this apartment is perfect for those seeking comfortable living with easy access to local amenities.*

*This property is located close to Preston City Centre and is around a 10-minute walk from Preston Train Station and University of Central Lancashire.*

*Please note that this property is currently tenanted and brining in £550.00PCM*

*The service charge has been paid in advance until the 31st of October 2025 and the ground rent paid until 31st December 2025.*

*Call Highgate Homes today on 01772 651165 to get booked in for a viewing!*



sales@highgatehomes.co.uk | 01772 651165 | www.highgatehomes.co.uk



# Floor Plan

Looking to sell or let out your home? Give our team a call today on 01772 651165 to get booked in for your **FREE OF CHARGE** valuation!



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