



H
Highgate **Homes**

44, Hollybank Boys Lane, Fulwood, Preston, PR2 3QZ
Guide Price - £110,000



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- **Property type:** Apartment
- **Price:** Asking price £110,000
- **Bedrooms:** 2
- **Receptions:** 1
- **Bathrooms:** 1
- **Local Council:** Preston City Council
- **Council Tax Rating:** C
- **Current EPC Rating:** D (64)
- **Potential EPC Rating:** (76)
- **Tenure:** Leasehold

Advert Summary

Situated within the popular Hollybank development in Preston, this well-presented two-bedroom ground floor apartment is offered on a 70% shared ownership basis and is exclusively available to buyers aged 55 and over. The property is ideal for those looking to downsize to a comfortable, low-maintenance home in a quiet, residential setting with well-maintained communal surroundings.

On entering the apartment, you're welcomed by a long entrance hallway that provides access to all rooms. The second bedroom is positioned at the front of the property, making it perfect for use as a guest room, hobby space, or home office. Further along the hall is a modern bathroom fitted with a shower, followed by the larger main bedroom which enjoys a peaceful position overlooking the rear of the development.

At the end of the hallway, the reception room offers a light and inviting space to relax or entertain, with an adjoining internal storage room providing practical everyday convenience. The kitchen is accessed via the reception and is fitted with a range of wall and base units, offering ample storage and workspace.

The apartment benefits double glazing throughout, and 24 hours emergency assistance alarm. Residents also enjoy access to attractive communal gardens and allocated parking.

Offered with no onward chain, this is a fantastic opportunity to join a welcoming, well-established community in a highly regarded development.

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



Floor Plan



GROSS INTERNAL AREA
FLOOR PLAN 678 sq.ft.
TOTAL : 678 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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!

