



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





## 44, Hollybank Boys Lane, Fulwood, Preston, PR2 3QZ

- 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!*

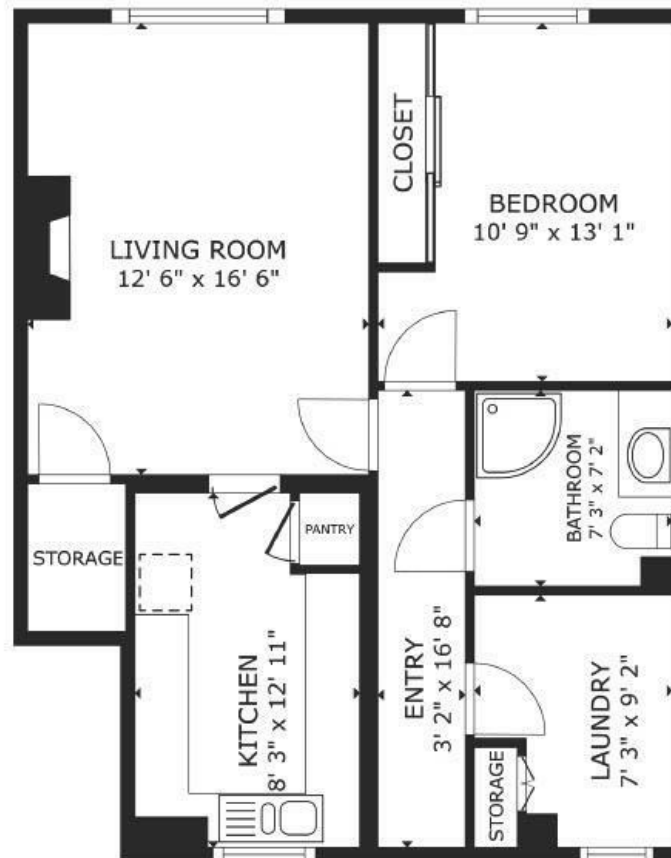


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# Floor Plan



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!



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