BEN ROSE



Kings Court, Leyland — £150,000

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom ground floor apartment, situated within a desirable over-55s development in the sought-after area of Leyland, Lancashire. Perfect for couples, those looking to downsize, or anyone seeking comfortable and accessible single-storey living, this lovely home enjoys a peaceful yet convenient location within walking distance of Leyland town centre. A wide range of local shops, cafés, bars, restaurants, and everyday amenities are all close by, while excellent transport links include Leyland train station with direct services to Preston, Manchester, and Liverpool, regular bus routes to Preston and Chorley, and easy access to the M6, M61, and M65 motorways.

The home has been recently refurbished throughout, creating a modern and comfortable living space. Recent upgrades include a newly fitted kitchen and shower room, new flooring throughout, a recently upgraded consumer unit, and a 10-litre rapid heat water heater, providing quick and efficient hot water. The home is also equipped with a Lifeline monitored alert system, providing 24-hour support and added peace of mind.

Accessed via a well-maintained communal entrance, you are welcomed into the main hallway, which benefits from convenient storage and provides access to all rooms. At the end of the hallway, you will find the spacious lounge/diner, featuring a stylish media wall with an electric fire, creating a cosy focal point.

Next, you will enter the contemporary fitted kitchen, which offers ample wall and base units along with high-specification integrated appliances, including an oven, hob, washing machine, microwave, and dishwasher. The kitchen also benefits from a practical plinth heater for added comfort.

The apartment offers two well-proportioned double bedrooms, with the master bedroom benefiting from recently upgraded fitted wardrobes. Completing the accommodation is the modern shower room, fitted with a walk-in Mira shower, heated towel rail, and an illuminated anti-steam mirror.

Externally, the property benefits from ample off-road parking for residents. There is also access to a secluded communal garden featuring a well-maintained lawn, established planting, and mature trees, providing a peaceful outdoor space to relax and enjoy.

Early viewing is highly recommended to avoid potential disappointment.





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ST IVES
CARBIS BAY
2026













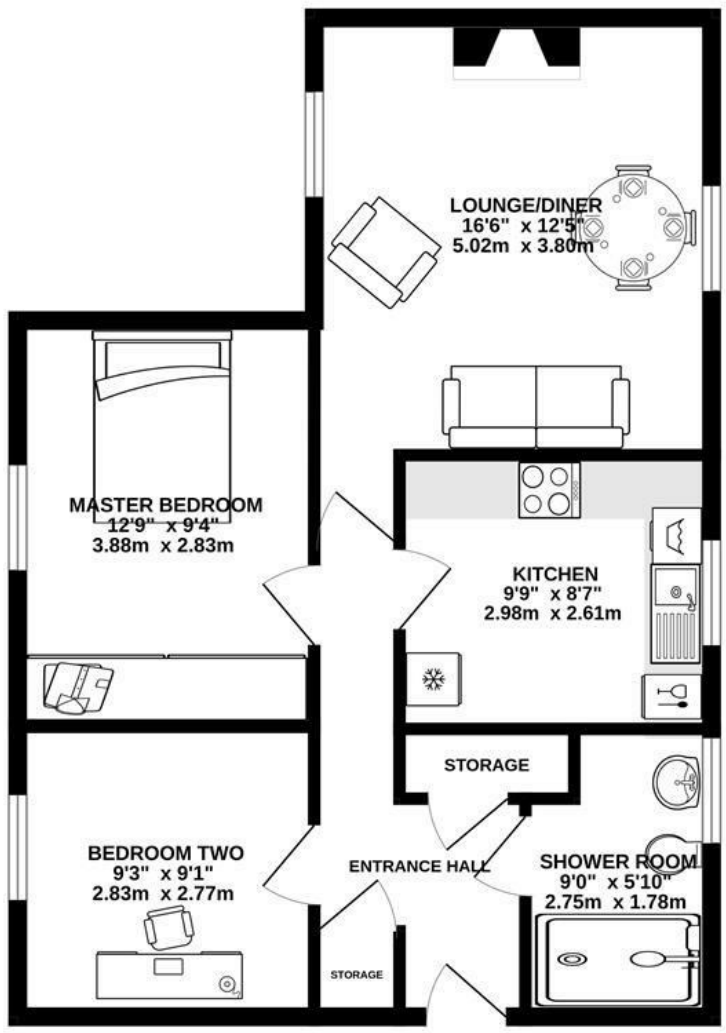




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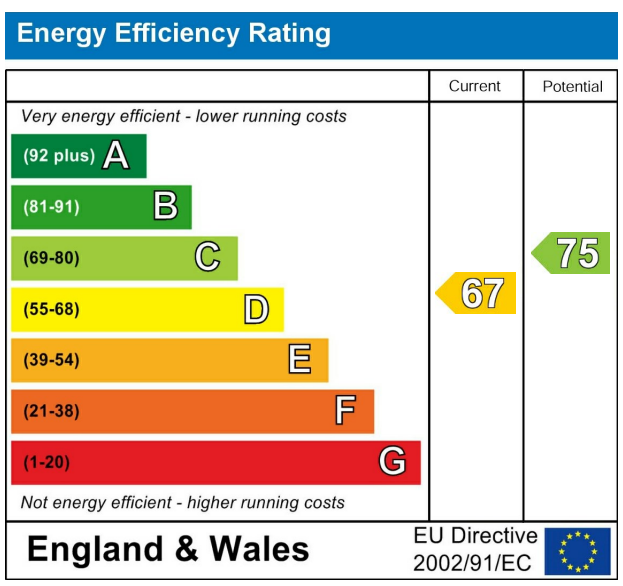
GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.

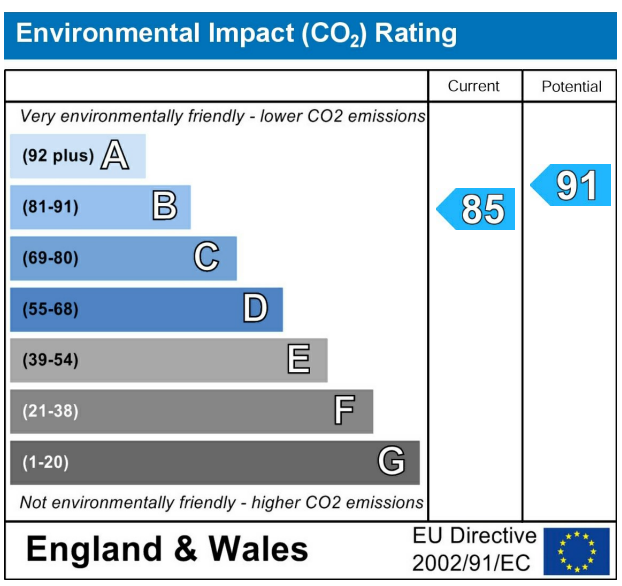


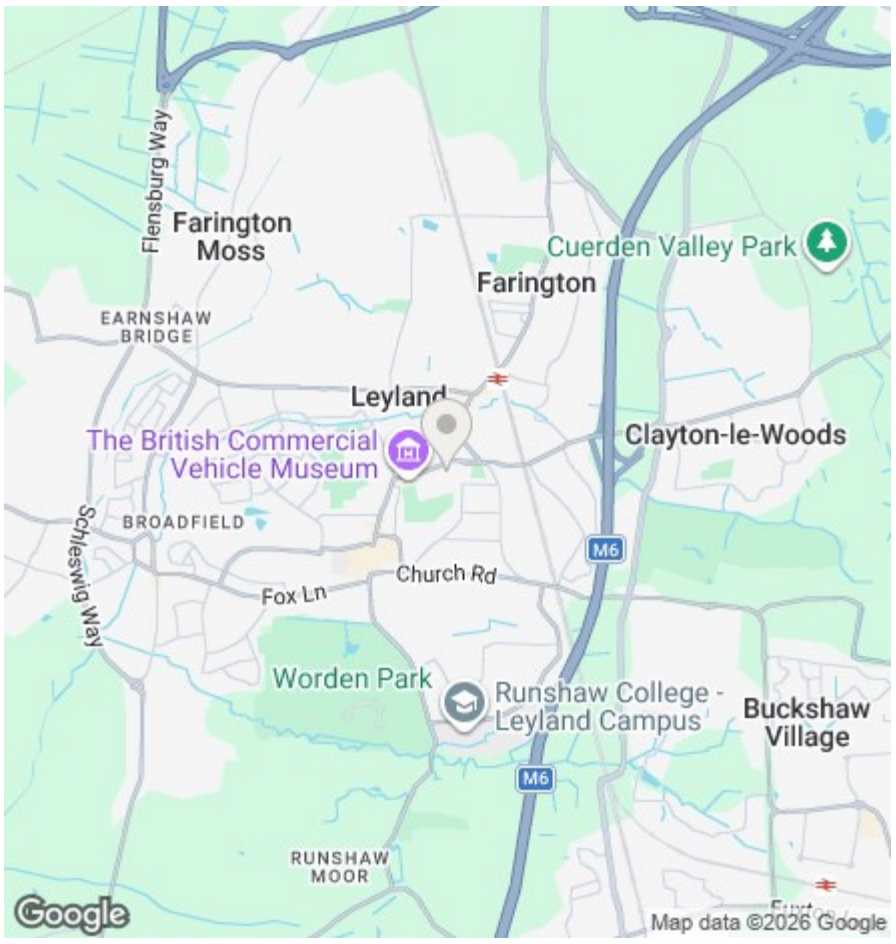
TOTAL FLOOR AREA : 586 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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