



Great Park Drive, Leyland

Offers Over £100,000

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom apartment. Ideally suited for first time buyers or couples looking to live in the well connected area of Leyland. Residents benefit from excellent local amenities and superb transport links via local bus routes, Leyland train station and the nearby M6 and M61 motorways.

Upon entering the property, you will find yourself in the welcoming entrance hall leading to all the rooms. At the end of the hallway is a generously sized lounge/dining room with a large bay window keeping the space well lit with natural light, making it an ideal with more than enough room for entertaining guests or relaxing. This area flows seamlessly into the kitchen, which is fitted with integrated appliances including a fridge, freezer, oven, and hob dishwasher and washing machine.

The apartment boasts two well-proportioned double bedrooms with the master boasting a private en-suite shower room as well as fitted wardrobe. A three-piece family bathroom completes the interior. Externally, the development is well maintained and offers an allocated parking spot

This is an ideal investment for those looking to get on the property ladder as well as being situated in a prime location. Early viewing is highly recommended to avoid disappointment.







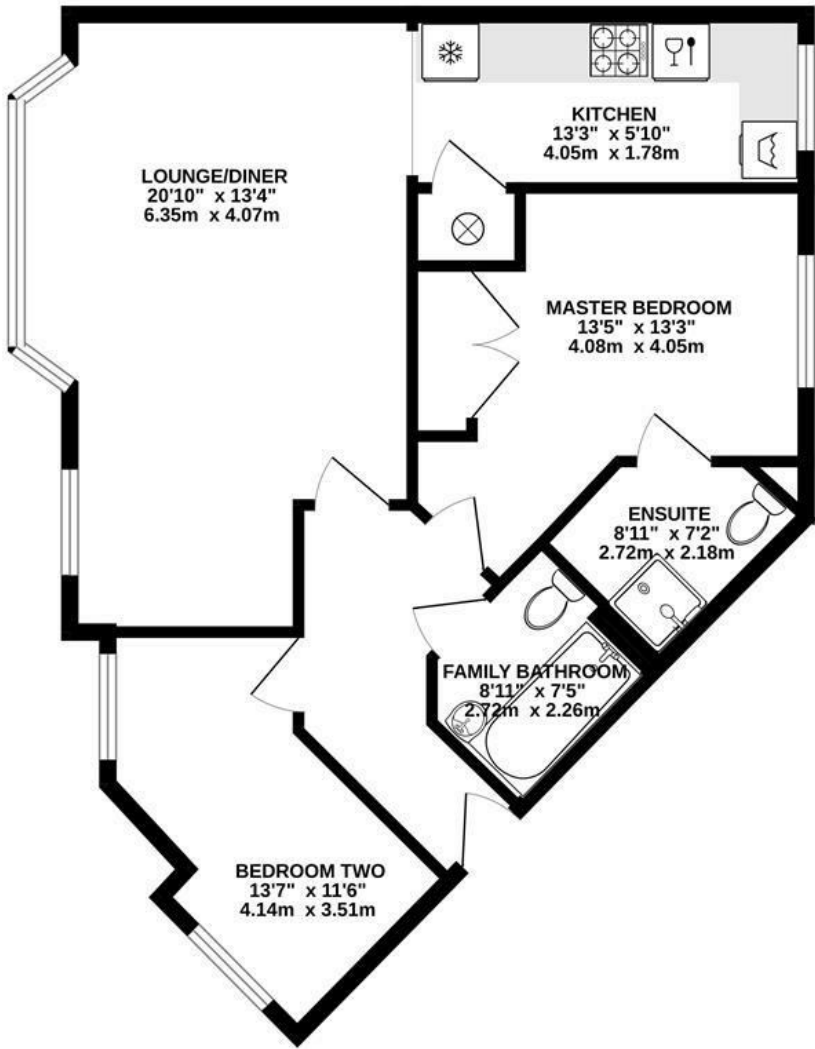






BEN ROSE

GROUND FLOOR
679 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.0 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.
Made with Metropix 62025



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

