



Mercer Street, Preston

Offers Over £76,950

Ben Rose Estate Agents are pleased to present to the market this well-presented third-floor, two-bedroom apartment, situated in a central area of Preston. The property would make an ideal purchase for Investors or a first-time buyer, offering modern and comfortable living accommodation throughout. Situated within walking distance of Preston city centre, the apartment benefits from close proximity to a wide range of local schools, shops, and amenities. It also boasts excellent transport links via the nearby Preston train station and easy access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into a spacious entrance hallway, which provides access to all rooms. To the left, you will find the open-plan lounge/kitchen/diner, a fantastic living space enhanced by a beautiful Juliette balcony, allowing plenty of natural light to fill the room. The contemporary fitted kitchen offers ample storage and includes an integrated oven, hob, and fridge.

Moving back through the hallway, you will find two well-proportioned double bedrooms, both benefiting from integrated storage, with the master bedroom also boasting a private en-suite shower room. Completing the home is a modern three-piece family bathroom featuring an over-the-bath shower.

Externally, the apartment is accessed via a well-maintained communal entrance, staircase, and corridor. The property also benefits from an allocated parking space for residents.

Early viewing is highly recommended to avoid disappointment.

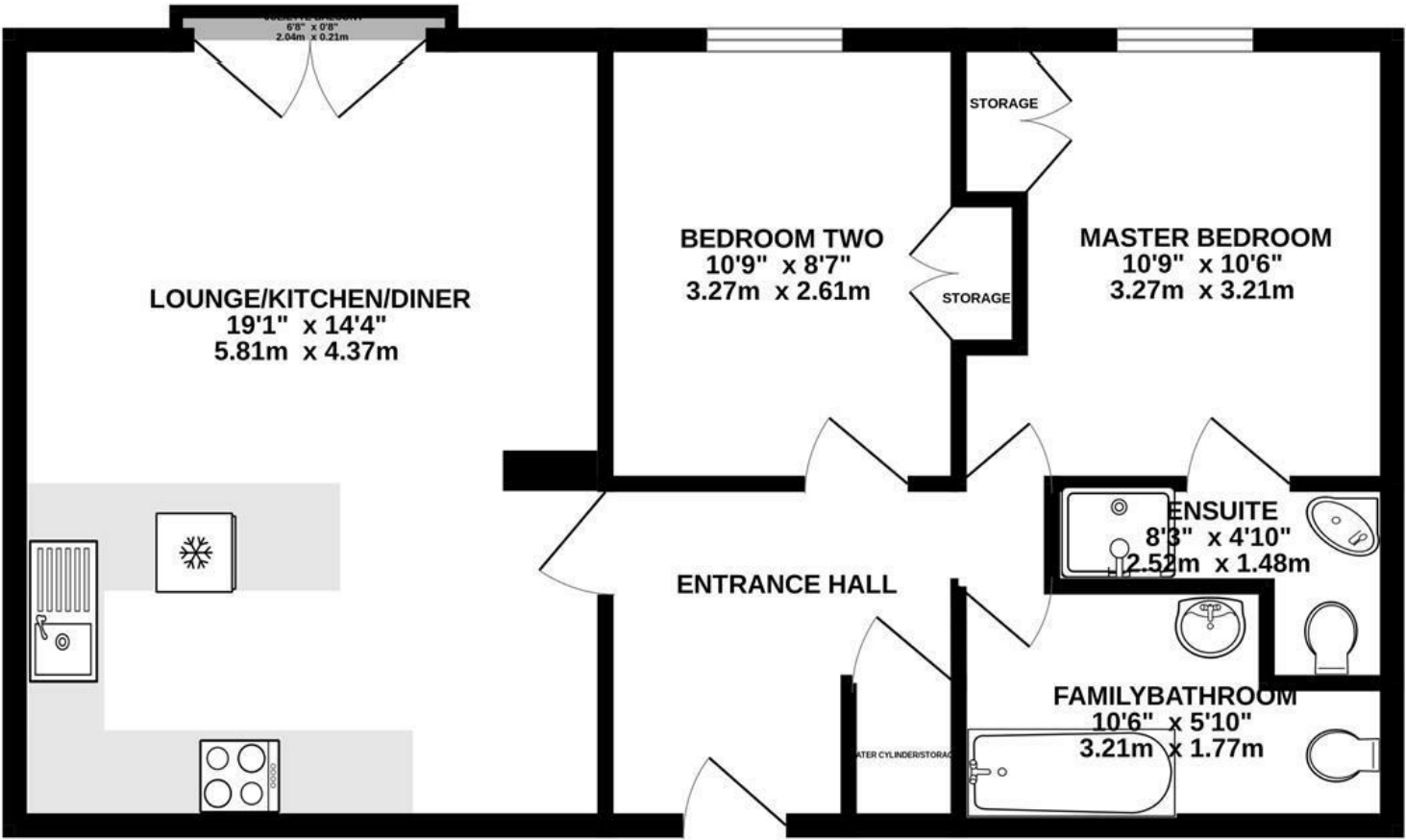






BEN ROSE

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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.

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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.

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		
	74	81
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	

