BEN ROSE



Ashworth Court, Preston **Offers In The Region Of £99,950**

Ben Rose Estate Agents are pleased to present to market this newly renovated two-bedroom first floor apartment, ideally suited to first time buyers looking to take their first step onto the property ladder. Finished with a newly fitted modern kitchen and new carpets throughout, the property offers well-proportioned accommodation, plenty of storage and the added benefit of a private single garage. Conveniently situated in Preston, the home is well placed for a range of local amenities, including supermarkets, shops, cafés, restaurants and leisure facilities, with Preston city centre providing a wider selection of retail and entertainment options. For commuters, Preston Railway Station offers regular services to destinations including Manchester, Liverpool, Blackpool and London, while the local bus network provides convenient connections throughout the city and surrounding areas. The nearby M6, M55 and M65 motorway networks also make travelling further afield straightforward.

Accessed via the communal entrance, the apartment opens into a welcoming hallway which benefits from integrated storage and provides direct access into the spacious lounge. Offering plenty of room for comfortable seating alongside a dedicated dining area, this is a versatile space for both relaxing and entertaining. Leading off the lounge is the newly fitted modern kitchen, complete with an integrated oven, induction hob and breakfast bar, providing a stylish and practical space for everyday cooking. A separate hallway leads through to the sleeping accommodation, comprising two well-proportioned bedrooms, both benefiting from fitted wardrobes, with the master bedroom offering a particularly generous double layout. Completing the accommodation is a modern three-piece family bathroom, fitted with an over-bath shower.

Externally, the property benefits from private residents' parking, along with its own private single garage, offering valuable additional storage and secure parking. Combining its recently renovated interiors, spacious accommodation and excellent storage options, this well-presented apartment represents an ideal opportunity for first time buyers seeking a home that is ready to move into, with the added convenience of private parking and garage facilities.












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Products must be installed in accordance with the manufacturer's safety recommendations.











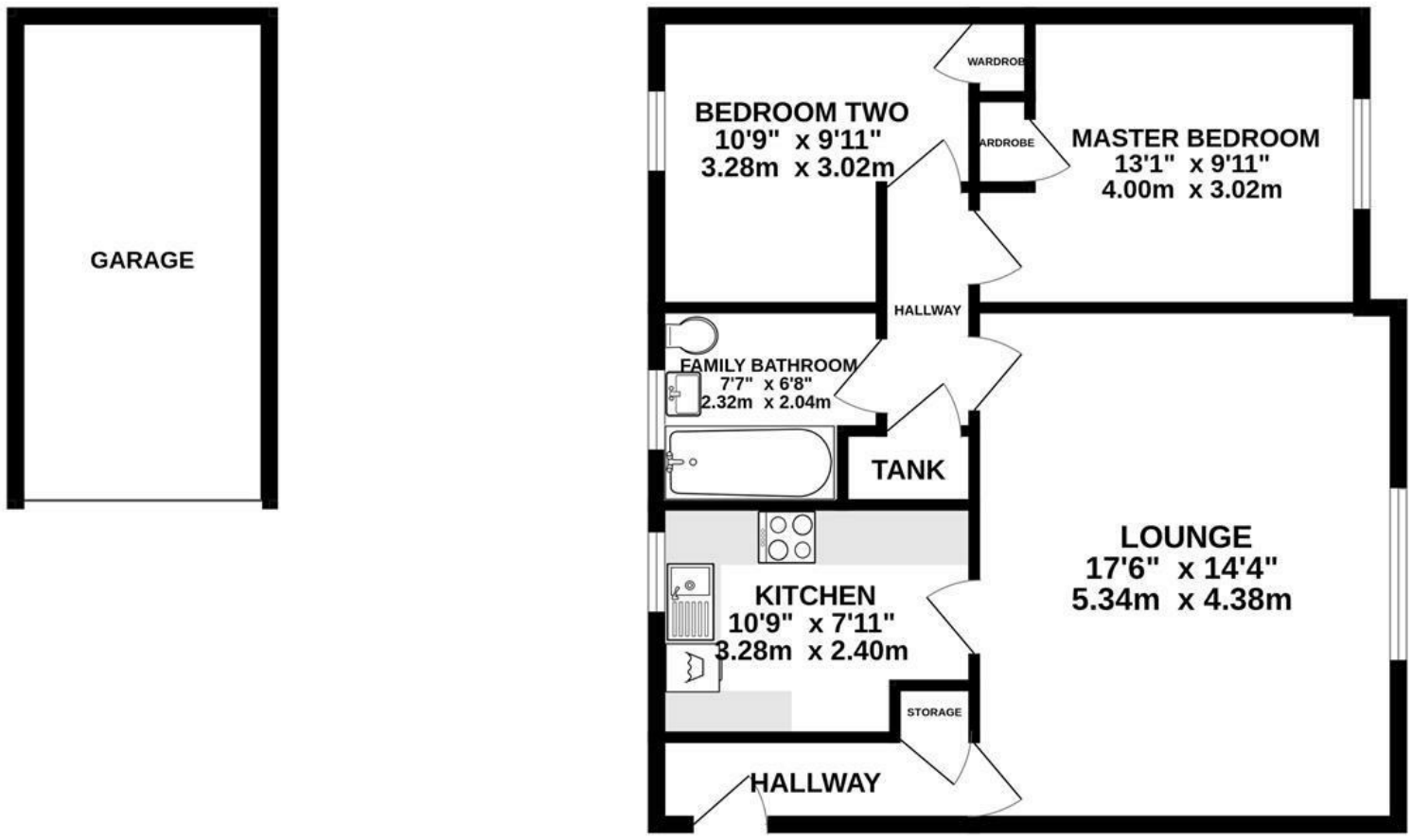




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GROUND FLOOR
141 sq.ft. (13.1 sq.m.) approx.

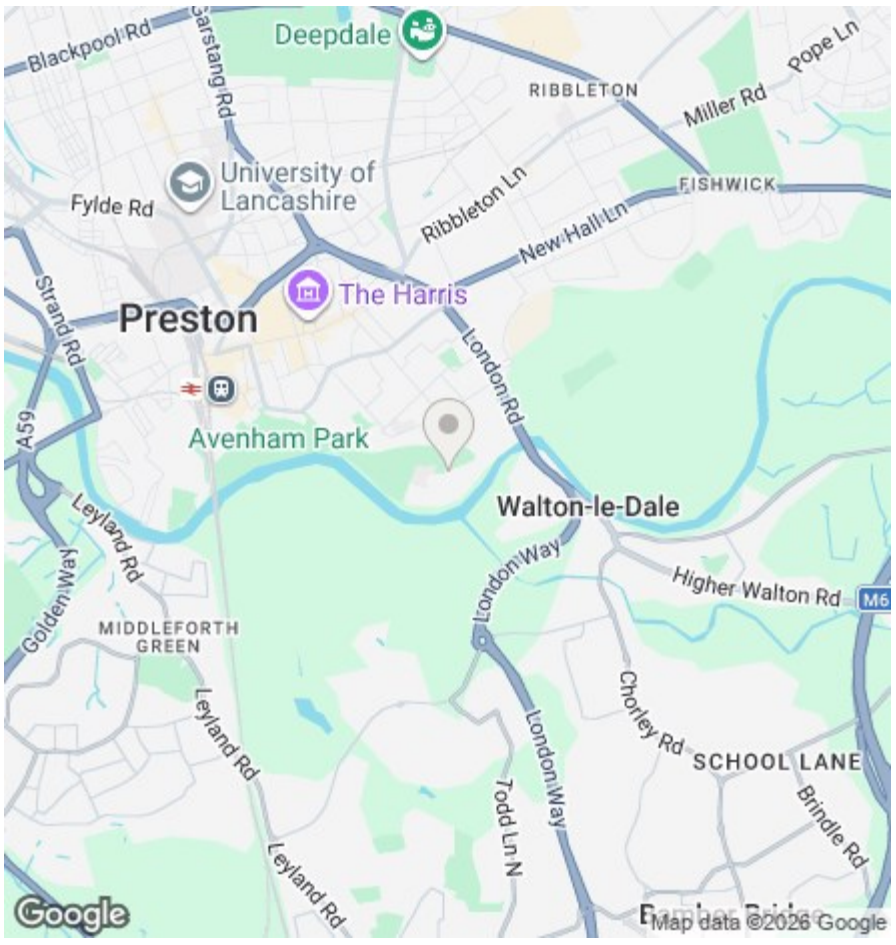
FIRST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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