



## City Views, Preston

**Offers Over £89,950**

Ben Rose Estate Agents are delighted to present this charming two-bedroom ground floor apartment, ideally situated just outside Preston City Centre. Perfectly suited to professionals, couples, or first-time buyers, the property enjoys a fantastic location within walking distance of both the vibrant city centre and the picturesque Avenham Park. It also benefits from excellent local amenities and convenient travel links.

Positioned on the ground floor, the apartment opens into a long entrance hallway that features two integrated storage cupboards and provides access to every room within the property. The spacious open-plan lounge, kitchen, and dining area forms the heart of the home. The kitchen itself is of a good size, offering ample wall and base units, along with an integrated hob and oven. Just beyond, the lounge and dining space is bright and welcoming, enhanced by a striking bay window that floods the area with natural light and offers plenty of room for both a sofa set and a dining table.

Both bedrooms are comfortable doubles, with one currently being used as a home office, allowing for flexible use of space depending on your lifestyle needs. The family bathroom is fitted with a three-piece suite, including an over-bath shower, and also houses a useful airing cupboard for additional storage.

Externally, the property is part of a well-maintained residential development with secure fob-controlled entry and access to a private car park for residents. This apartment offers a rare combination of space, location, and practicality, making it an ideal choice for a range of buyers.



















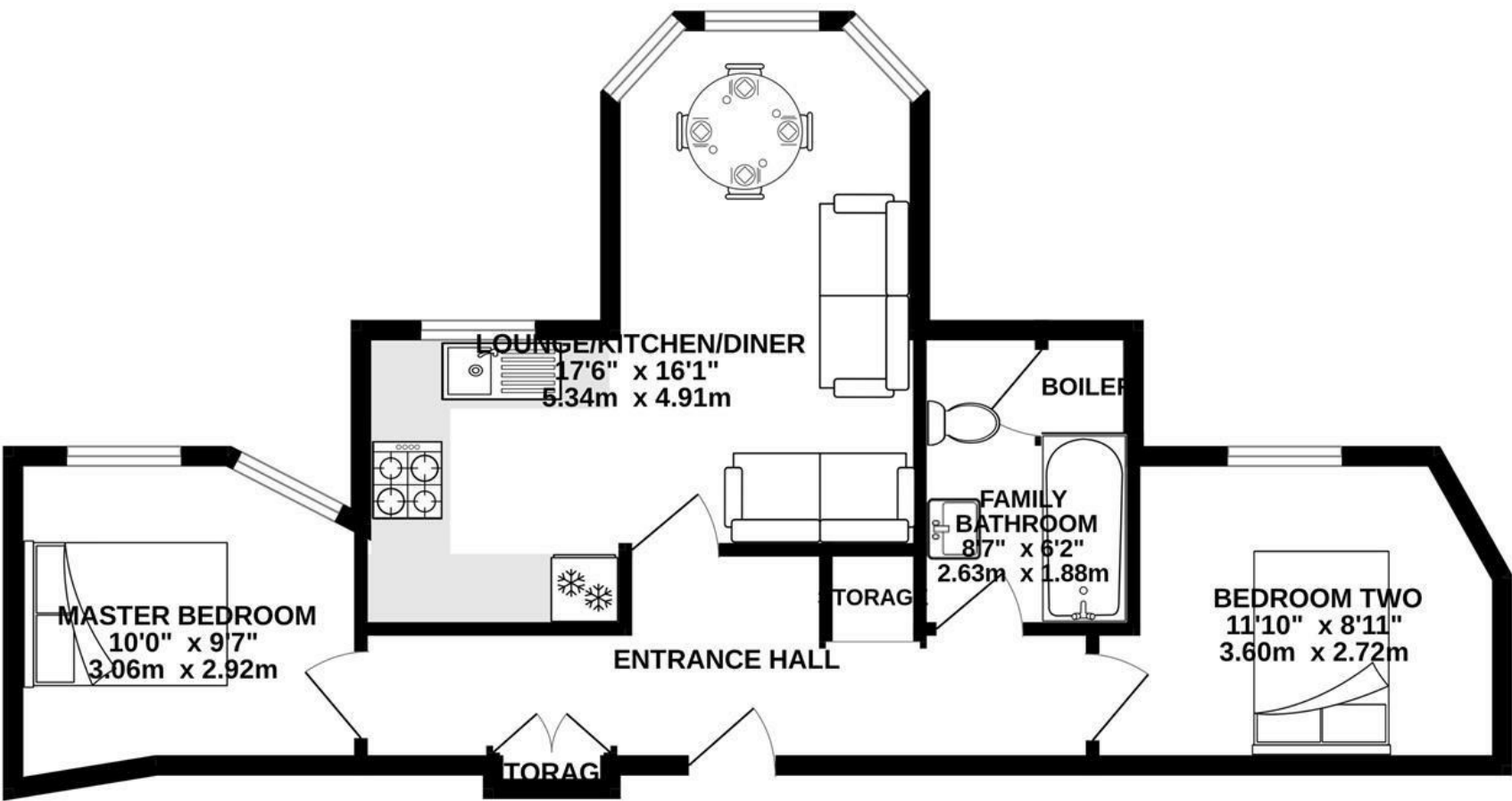









GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	