

ON BEHALF OF THE TRUSTEES IN BANKRUPTCY

Three Bedroom Apartment

110 Mountbatten Close,
Ashton-on-Ribble, Preston, PR2
2XD

OIRO £200,000

Property Features

- 🏠 First Floor Apartment
 - 🛁 2 bathrooms
 - 📏 1,555 sq. ft.
 - 🛏 3 bedrooms
 - 📍 Convenient location ½ mile from town centre
 - 🌳 2 Balconies
- what3words:
///lives.help.stars

CONTACTS

James Ashworth

T: 0161 967 0122

E: james.ashworth@landwoodgroup.com

LANDWOOD
GROUP





110 MOUNTBATTEN CLOSE, ASHTON ON RIBBLE, PRESTON PR2 2XD

DESCRIPTION

Offered with no chain the property comprises a first floor three bedroom apartment, that benefits from waterside views, two balconies, two bathrooms and a spacious feel with over 1,500 sq. ft of accommodation on offer. Entering the apartment into the hall, there is a useful utility room to the right, the first bedroom is to the left and then through into a large lounge, with the kitchen/dining area adjacent. Continuing along the hallway is the second bedroom, the family bathroom room (with a bath and a separate shower cubicle) and then the master bedroom, with has a dressing room and ensuite shower room. Some refurbishment and updating is required throughout.



ENSUITE SHOWER ROOM



LOUNGE



DINING AREA



UTILITY ROOM



FAMILY BATHROOM



MASTER BEDROOM

Settle into Your SURROUNDINGS

LOCATION

Situated within the ever popular Docklands Area of Preston.

The property lies within the Trafalgar Wharf development, in a fantastic location with easy access to the nearby leisure and retail facilities, which include an Odeon Cinema, JD Gyms, Costa Coffee, Starbucks, KFC and McDonalds and a Morrisons supermarket. Preston city centre is approximately 1 mile to the east offering additional leisure and high street retail facilities. Preston railway station is on the west coast main line and the M6 is within 4 miles.



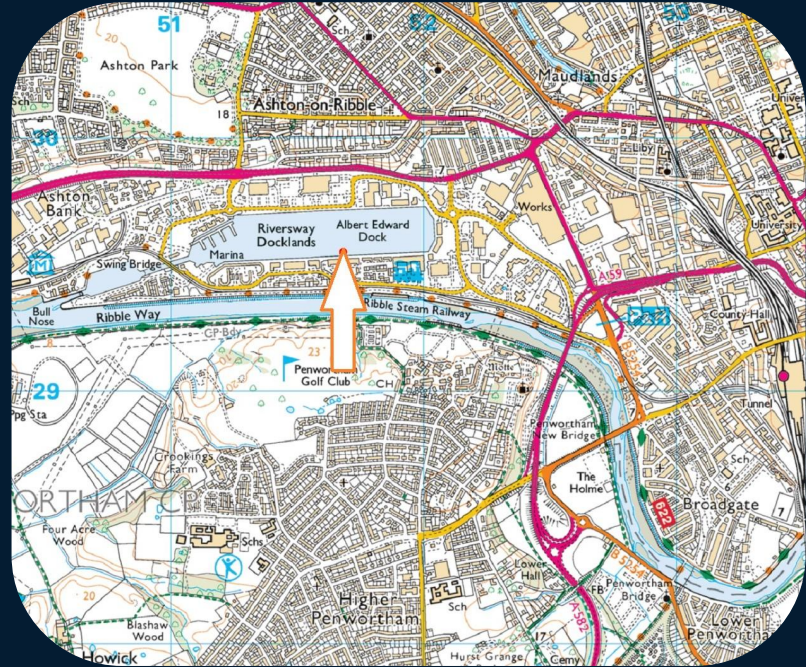
JAMES ASHWORTH

Partner

T: 0161 967 0122

E: james.ashworth@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate, Manchester,
M3 2BW



TENURE INFORMATION

The property is leasehold for a term of 999 years (less 10 days) from 1st January 1997 at a fixed ground rent of £140 per annum and service charge for 2024 is budgeted at £1,596.38.

ACCOMMODATION

Entrance Hallway

Bedroom 1: 4.43m x 2.95m

Utility: 2.44m x 1.72m

Lounge: 6.96m x 5.61m

Kitchen/Dining Room: 5.93m x 3.23m

Bathroom: 2.44m x 3.49m

Bedroom 2: 4.97m x 3.32m

Master Bedroom: 5.00m x 3.32m

Dressing Room: 2.53m x 1.99m

Shower Room: 2.44m x 2.14m

OUTSIDE

There is plenty of communal parking at the development.

EPC

Energy Asset rating is TBC. Previously assessed as C.

Council Tax

Band D – Annual Charge for 2024/2025 will be £2,355.29.

PRICE

Offers in the region of £200,000.

LEGAL COSTS

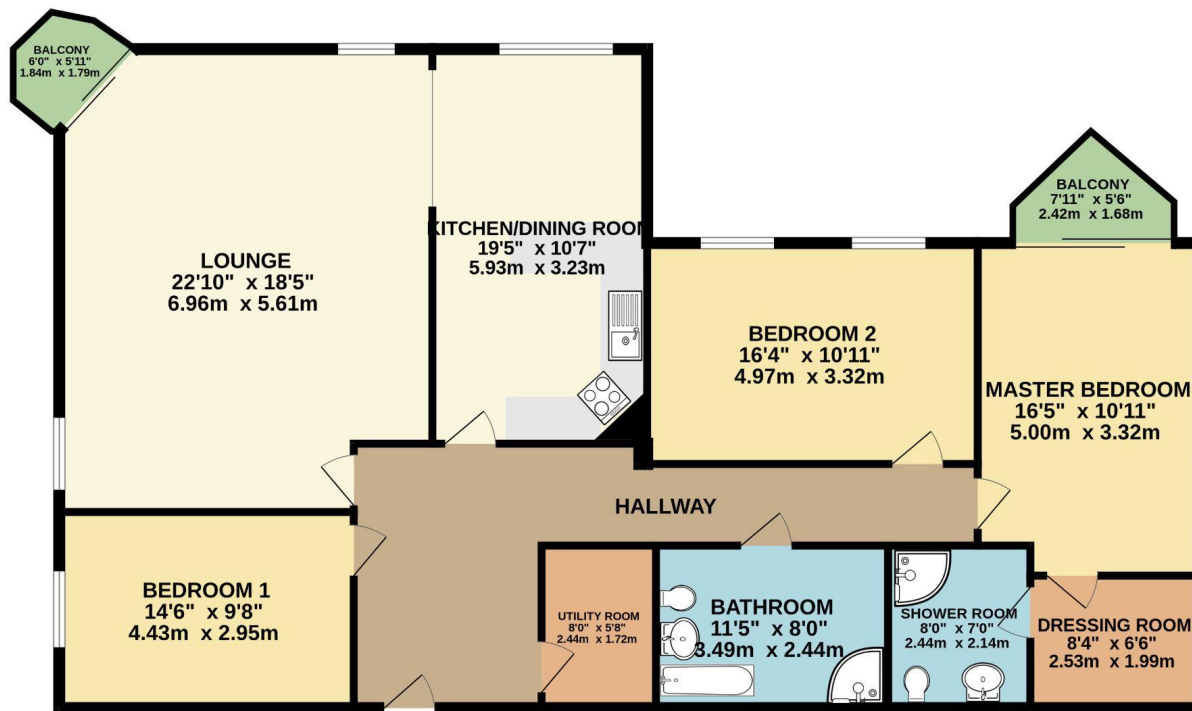
Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

VIDEO WALK THROUGH

<https://www.youtube.com/watch?v=lr0Ypax55No>



FIRST FLOOR APARTMENT

TOTAL FLOOR AREA : 1555 sq.ft. (144.5 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