



2 bed apartment to buy in PR3

Asturian Gate, Ribchester, Preston,
Lancashire, PR3 3XQ

£130,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Two Bedrooms
- ✓ Ground Floor Apt
- ✓ Tenant In Situ
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Water supply: Direct mains water

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to offer this truly stunning ground-floor apartment in the picturesque rural area of Ribchester, comprising a communal entry, spacious inner hallway, and an open-plan lounge leading through to a fitted breakfast kitchen.

The apartment includes two bedrooms, both with fitted furniture, an en-suite shower room to the master, and a separate family bathroom. The property is fully gas centrally heated, double glazed throughout, and alarmed for added security.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 976

Annual Service Charge Amount: £1,440.00

Price: Starting Bid £130,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Public rights of way: No

Adaptions for accessibility: No


Restrictions: No

Required access: Yes

Heating: Gas

Water: Direct mains water

Sewerage: Standard UK domestic

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | 84 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

Asturian Gate, Ribchester, Preston, Lancashire, PR3 3XQ

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,
northwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

