

1 bed apartment to buy in PR2

Guardian Close, Poole Road, Fulwood,
Preston, Lancashire, PR2 8EX

£45,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- 70% shared ownership
- Cash Buyers Only
- One bedroom retirement
- EPC Rating E

Key Information

- Council Tax: Band A
- EPC Rating: E
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Presenting this excellent opportunity to acquire a chain-free retirement apartment through the Modern Method of Auction, proudly offered to the market by Dewhurst Homes. Available on a 70% shared ownership basis, this well-maintained first-floor apartment forms part of the highly regarded Guardian Close retirement development in the heart of Fulwood, exclusively designed for residents aged 60 and over.

The apartment offers comfortable and well-proportioned accommodation, comprising a spacious lounge with pleasant views, a fitted kitchen, a generous double bedroom, and a three-piece shower room featuring a corner shower enclosure with electric shower. The property also benefits from a useful loft storage area, providing additional practical storage rarely found in similar retirement apartments.

Ideally situated within easy reach of local amenities, the development enjoys excellent transport links to Preston city centre and beyond. A range of everyday conveniences, including a post office, library, hairdressers, doctors surgeries, and dental practices, are all within walking distance, while supermarkets, leisure facilities, and additional shopping amenities are easily accessible via local transport routes.

The development offers residents a safe, secure, and welcoming environment with a strong sense of community. A spacious communal lounge provides the perfect setting for socialising and organised resident activities, while the communal laundry facilities offer additional convenience. The building is serviced by a lift to all floors, ensuring ease of access throughout.

We have been been advised the sinking fund contributions will be reflective of the full value of the property and not the sale value.

Residents can also enjoy beautifully maintained landscaped gardens and resident parking. Regular social events and activities help foster a friendly community atmosphere, including coffee mornings, games evenings, organised outings, and film nights.

For additional peace of mind, the development benefits from a resident Development Manager and a 24-hour emergency call system, providing support and reassurance whenever required.

This is a fantastic opportunity for those seeking independent retirement living within a popular and well-established development. Early enquiries are highly recommended.

Leasehold Property Minimum Age Requirement: 60 Years Service Charge: £276 per calendar month

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 61

Annual Service Charge Amount: £3,312.00

Price: Starting Bid £45,000

Property Type: Apartment

Parking: Allocated

Year built: 1988

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

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

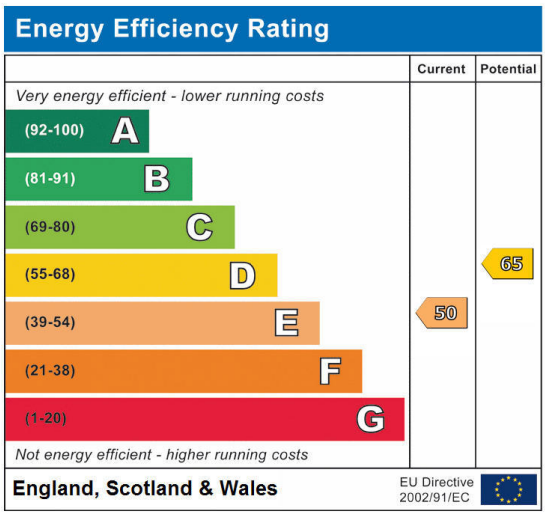
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good





Guardian Close, Poole Road, Fulwood, Preston, Lancashire, PR2 8EX

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

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