



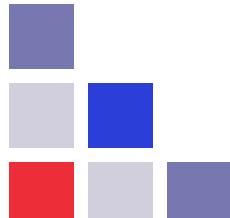
Grimshaw Place

NO CHAIN

Grimshaw Street, Preston PR1 3BW

Hazelwells are pleased to offer for sale this ground floor two bedroom apartment of approx. 66 sqm (710 sqft) in this modern development close to Preston City Centre. The accommodation briefly comprises: entrance hallway open plan living space with juliet balcony and fitted kitchen with fitted wall and base units, integrated washer/dryer, fridge/freezer, electric oven and hob. Two double bedrooms, master with en suite shower room and a separate bathroom suite. The property benefits from double glazing, economy 7 electric heaters. Ideal buy to let or first time buy. Viewing is highly recommended.

£85,000



Hazelwells
sales & lettings

Hall

Living Room

21' 11" x 10' 10" (6.67m x 3.30m)

Bedroom 1

17' 11" x 8' 5" (5.47m x 2.57m)

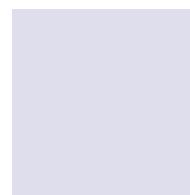
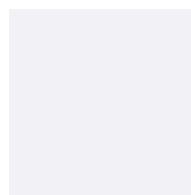
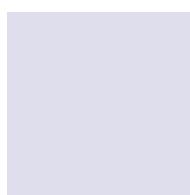
En Suite

Bedroom 2

13' 7" x 7' 2" (4.14m x 2.18m)

Bathroom

9' 7" x 8' 6" (2.93m x 2.59m)



EPC - C 73

Tenure:

Leasehold
999 years from 2006

Ground Rent & Service charge
approx. £95pcm



If you are thinking of selling your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.

