



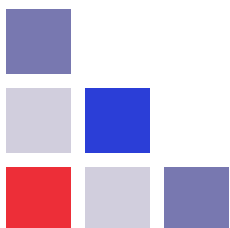
Centenary Mill

£70,000

New Hall Lane, Preston PR1 5JQ

Hazelwells are pleased to offer for sale this well presented 2 double bedroom first floor apartment located in this popular development located within walking distance of the City Centre. The accommodation briefly comprises; hall, living room open plan to modern fitted kitchen, master bedroom with en suite shower room, second double bedroom and three piece bathroom suite. The property has the benefit of double glazing, economy 7 electric heating and parking. Close proximity to amenities, train station and good road networks for the M6/M65. Viewing is advised in order to appreciate this well presented property.

VIEWING ADVISED



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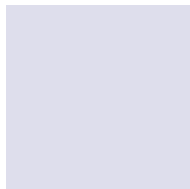
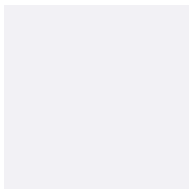
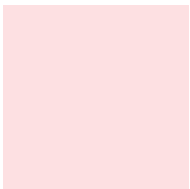
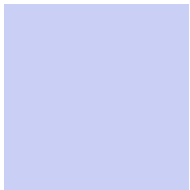
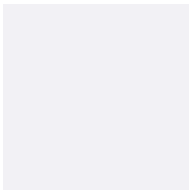
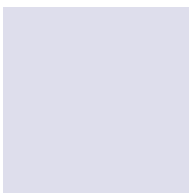
Hall

Wood laminate flooring, storage heater and entry phone.

Living Room

27' 10" x 11' 5" (8.49m x 3.49m)

Open plan living room with wood laminate flooring, double glazed windows to the side elevation, storage heater, television aerial and sat points. Modern fitted kitchen with complimentary work surfaces, stainless steel sink and drainer with mixer tap and tiled splash backs. Integrated electric oven, electric hob with extractor fan over, fridge freezer, dishwasher and space for washing machine.



Bedroom 1

9' 9" x 11' 4" (2.99m x 3.48m)

Double glazed window to the side elevation, storage heater, television aerial point and storage cupboard housing hot water cylinder.

En Suite

Three piece suite comprising wc, wash hand basin and shower unit. Tiled floor and part tiled wall, extractor fan.

Bedroom 2

11' 4" x 11' 5" (3.48m x 3.50m)

Double glazed window to the side elevation, storage heater.

Bathroom

5' 10" x 7' 7" (1.80m x 2.33m)

Three piece suite comprising wc, pedestal wash hand basin and panel bath with shower attachment. Tiled floor and part tiled walls, extractor fan.

Exterior

Parking and communal gardens.

We have been advised by the vendor that the property is Leashold:

Leasehold is 125yrs from 2005. Approximate charges:

Annual Charges : Ground Rent £240pa, Building Insurance £614pa & Service Charge £1349pa

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.



Energy Performance Certificate



Apartment 60 Centenary Mill Court, New Hall Lane, PRESTON, PR1 5JQ

Dwelling type: Mid-floor flat
Date of assessment: 27 July 2012
Date of certificate: 30 July 2012

Reference number: 2038-4045-7213-0702-5910
Type of assessment: RdSAP, existing dwelling
Total floor area: 62 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£1,890

Over 3 years you could save

£837

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£198 over 3 years	£120 over 3 years	
Heating	£1,368 over 3 years	£609 over 3 years	
Hot Water	£324 over 3 years	£324 over 3 years	
Totals	£1,890	£1,053	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

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

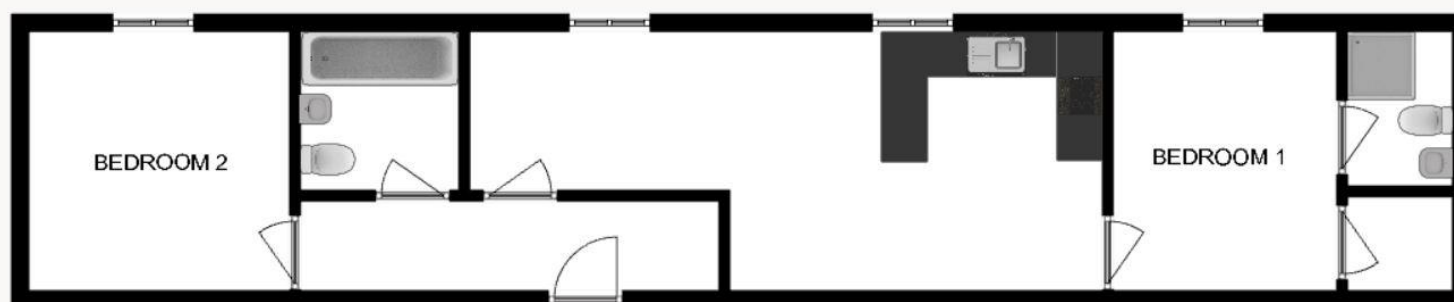
Current	Potential
64	80

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).



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