



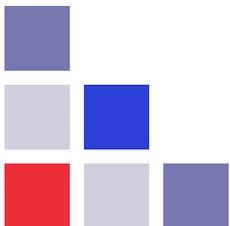
Baillie Street

NO CHAIN

Fulwood , Preston PR2 9LT

Hazelwells are delighted to offer for sale this well presented spacious executive two double bedroom apartment positioned on the ground floor of this building of only four apartments. The property is located on a popular residential development in the sought after area of Fulwood close to amenities and good motorway networks and close proximity to Royal Preston Hospital. The accommodation briefly comprises; hall, open plan living, dining and kitchen, two double bedrooms and a four piece bathroom suite. Close to major employers, good road networks, 24hr supermarket, M6/M55 and Preston City Centre. Viewings are highly recommended in order to fully appreciate.

£148,950



Hazelwells
sales & lettings

Hall

15' 3" x 5' 0" (4.65m x 1.54m)

Security entry phone, alarm, storage cupboard, loft access.

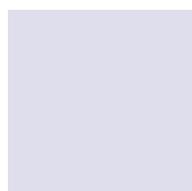
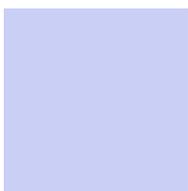
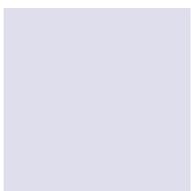
Living Room

18' 9" x 18' 7" (5.74m x 5.67m)

Spacious living room with dual aspect double glazed windows, double panel radiators, television and telephone points. Open onto the kitchen.

Kitchen

Modern fitted kitchen with wall and base units, complementary work surfaces and tiled splash backs. Integrated appliances including electric oven, gas hob with extractor over, washing machine/dryer. Stainless steel sink and drainer with mixer tap. Space for fridge/freezer. Combination gas central heating boiler. Double glazed window to the front elevation.



Bedroom 1

15' 3" x 9' 2" (4.65m x 2.81m)

Dual aspect double glazed windows, double panel radiator, telephone point.

Bedroom 2

15' 8" x 8' 10" (4.80m x 2.7m)

Double glazed window to the front elevation, single panel radiator, television and telephone points.

Bathroom

10' 3" x 6' 5" (3.14m x 1.96m)

Modern four piece suite comprising wc, pedestal wash hand basin with mixer tap, panel bath with mixer tap and shower cubicle. Part tiled walls. Double glazed window to the rear elevation and double panel radiator. Parking Allocated parking space to the rear of the property

We have been advised the property is Leasehold:

999 years from 2006.

Ground Rent £150/YEAR.

Management Fee: £100pcm

If you are thinking of selling or renting 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.



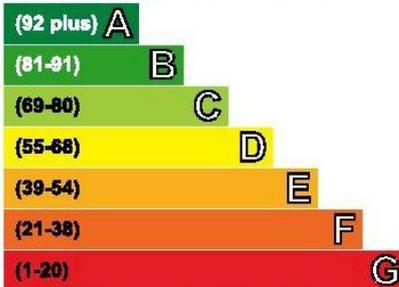


FLOORPLAN approx. 68 sqm

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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
79	79