



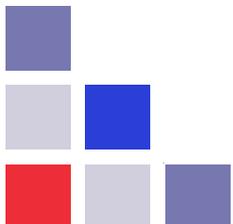
# Miller Gardens

**NO CHAIN**

Riverside, Preston PR1 8EW

Hazelwells are delighted to offer for sale this luxury top floor apartment offering spectacular riverside views. The property has generous accommodation comprising; an entrance hallway leading to a generous living room with balcony offering beautiful riverside and park views. The modern fitted kitchen houses an electric oven/grill, microwave, hob, extractor hood, washer dryer and fridge freezer. The master suite overlooks the river and has fitted wardrobes and an en suite shower room. The second bedroom also with river views has fitted wardrobes. There is a separate bathroom with 3 piece white bathroom suite with shower over bath. The property benefits from an electric heating system and double glazing. Communal hallway with stairs leading to all floors. There is an allocated parking space for 1 car and there is additional parking for visitors. The communal gardens are well maintained. The property is a leisurely walk from Avenham & Miller Parks, Preston city centre, with easy access to a thriving array of bars, restaurants, shopping centres and the railway station. It is also closely situated to the Guild Wheel which provides an excellent opportunity from an active person to cycle or walk the beautiful routes. Viewings are highly recommended in order to appreciate this luxury apartment which offers riverside views from all rooms.

£155,000



**Hazelwells**  
sales & lettings

## ENTRANCE HALLWAY

UPVC double glazed window, Ceiling light point, Electric wall mounted heater, Built in storage cupboard, Secure entry phone system.

## LIVING ROOM

**18' 9" x 11' 8" (5.74m x 3.58m)**

UPVC double glazed window, Ceiling light point , Two electric wall mounted heaters, Electric fire, TV aerial point, Wall mounted lights, UPVC door leading out onto the balcony with stunning river views.

## KITCHEN

**10' 9" x 7' 8" (3.29m x 2.341m)**

UPVC double glazed window, Wall and base units with contrasting work surfaces, Integrated electric hob and oven, Microwave, Fridge, Freezer, Integrated washer/dryer, Stainless steel sink and drainer unit.

## BEDROOM 1

**11' 6" x 10' 7" (3.52m x 3.24m)**

UPVC double glazed window, Ceiling light point, Electric wall mounted heater, Built in wardrobes.

## EN-SUITE

UPVC double glazed window , Three piece suite comprising walk in corner shower cubicle, WC and wash hand basin, Part tiled walls, Shaver point .



## BEDROOM 2

10' 10" x 10' 0" (3.31m x 3.05m)

UPVC double glazed window, Ceiling light point, Electric wall mounted heater, Built in wardrobes, TV aerial point.

## BATHROOM

7' 7" x 6' 5" (2.32m x 1.97m)

UPVC double glazed window, Three piece suite comprising bath with shower over, wc and wash hand basin, Tiled walls, Shaver point, Heated towel rail.

## EXTERNAL

Private parking space, visitor parking & communal gardens.

## Tenure

We have been advised that the property is leasehold with approximately 105 years remaining.

Ground rent: £100 pa ground rent.

Service Charge: £101.15 pcm



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.



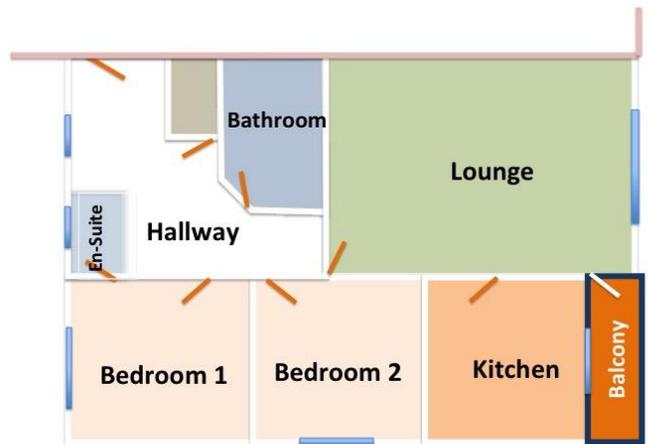


Avenham and Miller Parks  
On your doorstep to enjoy!



**TOP TIP**

The Apartment is only a short walk through beautiful Avenham and Miller Parks using available footpaths to Preston's central train station and into the centre of town for bars and high street shops



Layout (approximate)