



Westbrook Crescent, Preston, PR2

£40,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 1

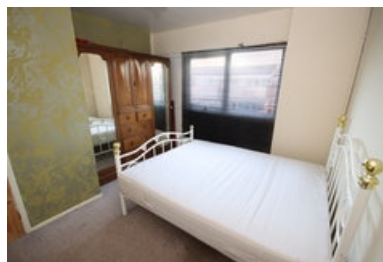
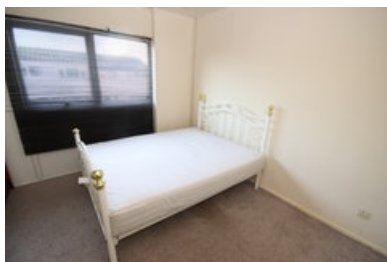
** Motivated Vendor, potential for a 12% yield** Housesimple are pleased to present to the market this lovely one bedroom flat situated in a popular area. This spacious flat would make an ideal home for a first time buyer.

Key features:

- One Bedroom Flat
- Spacious Lounge
- Wooden Flooring
- Kitchen
- Full Bathroom
- GCH
- Full UPVC
- Motivated Vendor

Extra info:

- **Property Age:** 41 years
- **Council Tax:** Band A (£1230.13 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 110 years remaining
Ground Rent: £25.00 per-annum
Maintenance: £175.00 per-year
Maintenance Company: Gateway Ltd



***** Guide price of £40,000 to £50,000 ***.**

******PRICED TO SELL THIS EXCELLENT - ONE BEDROOM FLATIDEAL FOR FIRST TIME BUYER OR INVESTOR

Housesimple are pleased to present to the market this lovely one bedroom flat situated in a popular area.

From the main entrance you enter the hallway, to the left you enter the full bathroom which has modern white suite and tiling, to the right of the hall is open access to the good size kitchen which has been fitted with a range of wall and base units.

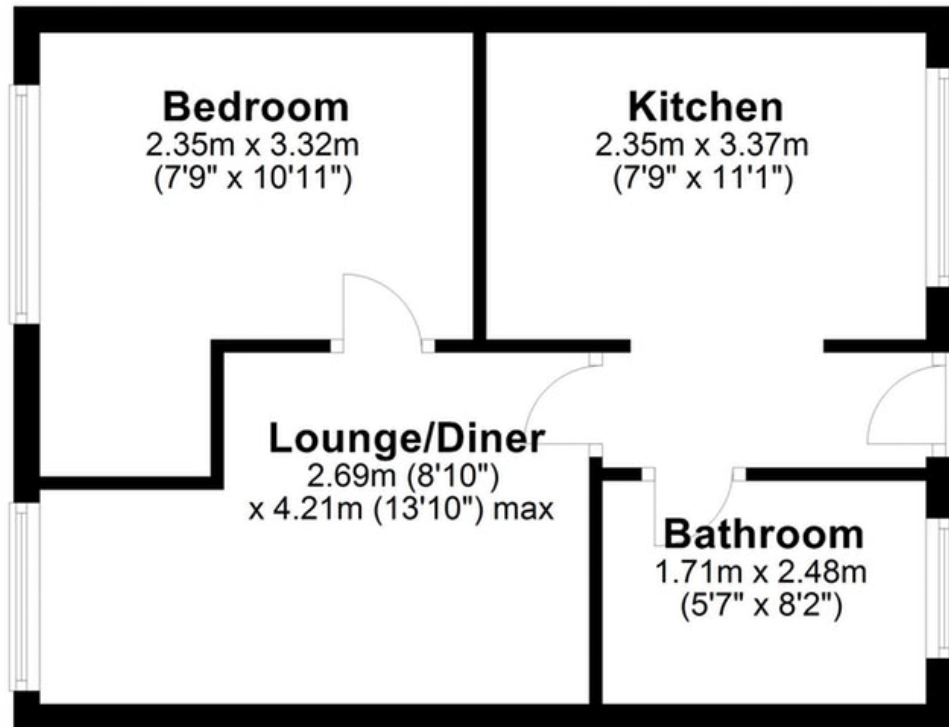
Straight ahead from the hall you enter the large open plan lounge/diner which has wooden flooring, to the right you enter the good size master bedroom.

There are car parking spaces. Amenities are within walking distance and the property is ideally situated for excellent transport and road links.

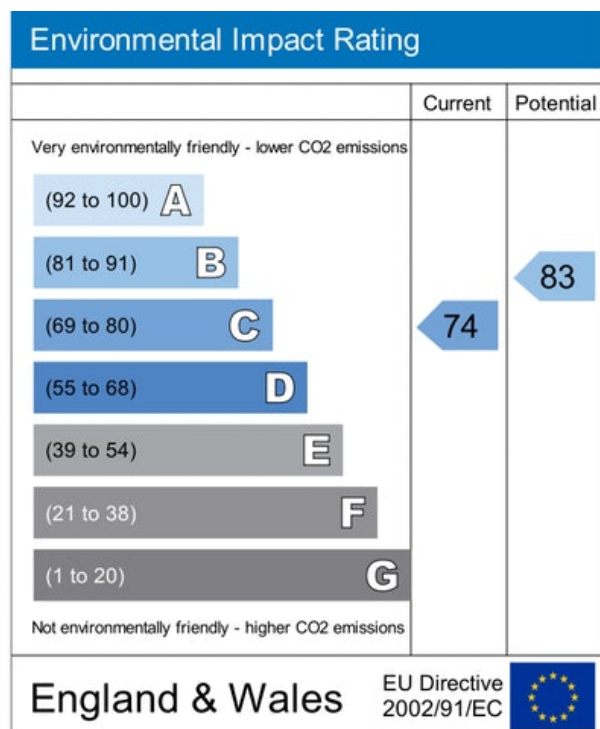
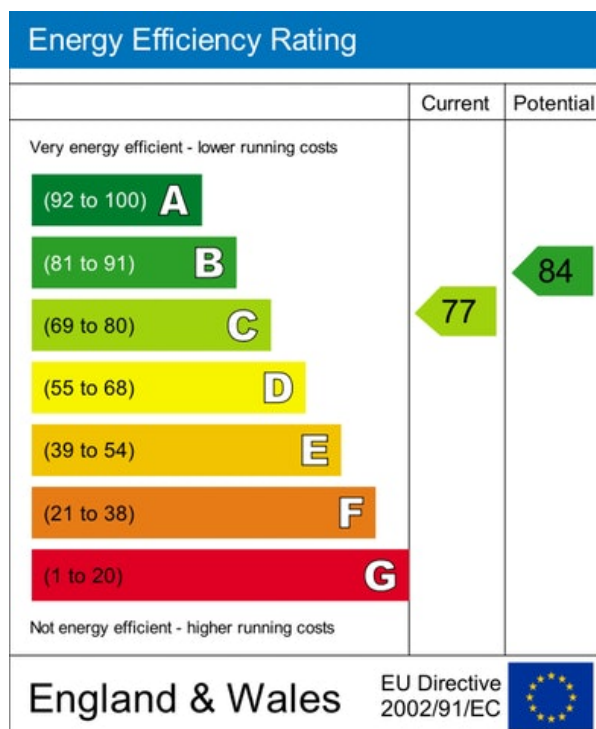
This is a lovely flat which is deceptive and must be seen to be appreciated, representing excellent value for money we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:

Ground Floor

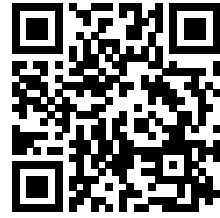


Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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