



Atherton Close, Preston, PR2

£135,995

Guide Price

Tenure: Leasehold, **Bedrooms:** 2

..... LOVELY SPACIOUS FIRST FLOOR APARTMENT..... Housesimple are pleased to present to the market this spacious two bedroom apartment situated on the first floor of a popular development in the sought after area of Preston.

Key features:

- 2 Bedrooms
- Fitted Kitchen
- open Plan lounge/diner
- Modern Bathroom
- secure access
- designated parking
- Communal gardens
- UPVC
- Hesting
- Balcony
- First floor apartment

Extra info:

- **Property Age:** 13 years
- **Council Tax:** Band A (£1100.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 983 years remaining
- **Maintenance:** £924.00 per-year
- **Maintenance Company:** Millbrook Gardens (Preston's)



..... LOVELY SPACIOUS FIRST FLOOR APARTMENT

Housesimple are pleased to present to the market this spacious two bedroom apartment situated on the first floor of a popular development in the sought after area of Preston. This apartment is immaculately presented and is move in ready.

From the entrance to the property you enter a hallway which has storage cupboard, to the right is the stunning contemporary bathroom with designer tiling to the walls and floor, ahead of you from the hall are two large double bedrooms.

To the left of the hall way you enter the large open plan lounge/diner which has french doors on to a balcony, to the right of the lounge you enter the kitchen which has been fully fitted with modern wall and base units and has complimentary worktops and integrated appliances.

To access the building there is intercom secure access, there is designated parking and communal gardens.

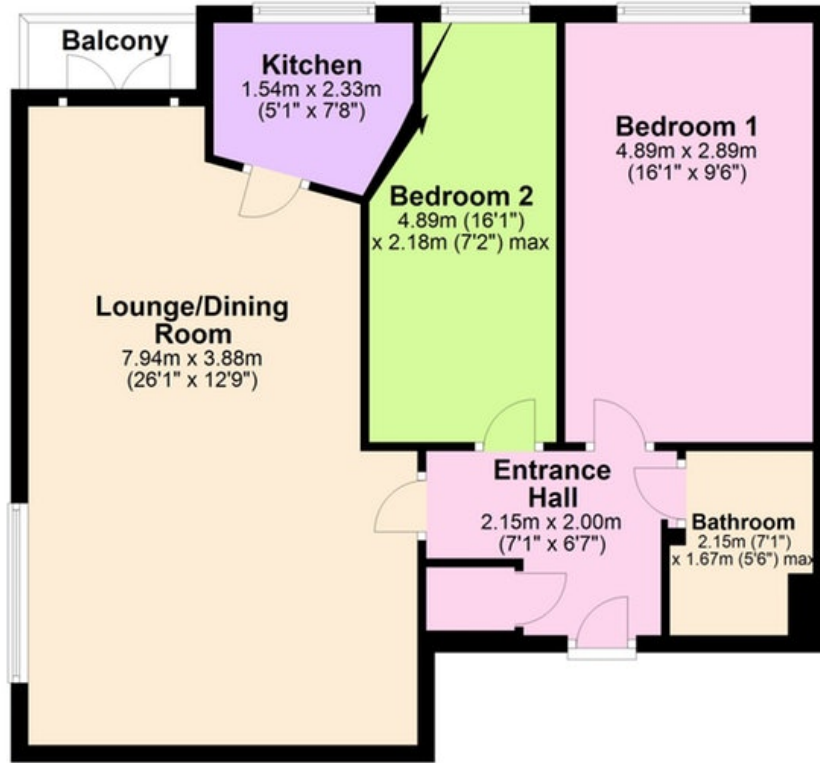
Excellent amenities and schools are within walking distance as is the University. The apartment is ideally situated for good road and transport links.

This is a lovely property which is immaculately presented and move in ready in a sought after area and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Contact HouseSimple today on 0333 103 8390 to arrange your viewing!

Floor plan:

Ground Floor



Energy Performance Certificate:

Energy Performance Certificate

7, Mill Court, Atherton Close, PRESTON, PR2 2AW

Dwelling type: Mid-floor flat	Reference number: 9818-2084-7286-6251-1984
Date of assessment: 19 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 19 June 2019	Total floor area: 69 m ²

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:	£ 1,812
Over 3 years you could save	£ 663

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 192 over 3 years	<div style="border: 2px solid green; padding: 5px; color: green; font-weight: bold;"> You could save £ 663 over 3 years </div>
Heating	£ 948 over 3 years	£ 516 over 3 years	
Hot Water	£ 606 over 3 years	£ 441 over 3 years	
Totals	£ 1,812	£ 1,149	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4d600; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #e67e22; color: white;">(39-54) E</td> <td style="background-color: #d35400; color: white;">(21-38) F</td> <td style="background-color: #c0392b; color: white;">(1-20) G</td> </tr> <tr> <td colspan="7">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; margin-top: 5px;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="font-size: 2em; font-weight: bold;">75</td> <td style="font-size: 2em; font-weight: bold;">84</td> </tr> </table>	(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	75	84	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Not energy efficient - higher running costs																			
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Top actions you can take to save money and make your home more efficient

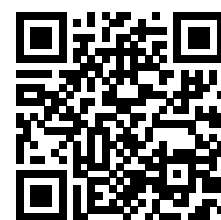
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£30	£ 54
2 High heat retention storage heaters	£1,200 - £1,800	£ 405
3 Heat recovery system for mixer showers	£585 - £725	£ 81

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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