



## Brampton Drive, Preston, PR5

**£97,000**

Offers in Excess of

**Tenure:** Leasehold, **Bedrooms:** 2

2 bedroom ground floor apartment Consisting of the hall, lounge, kitchen, 2 bedrooms, master en-suite, bathroom, full UPVC double glazing and electric heating. Allocated parking space to rear with visitor parking available. Well maintained garden areas, secure access to the building with intercom s

## Key features:

- Superb Ground Floor Flat
- Two Great Sized Bedrooms
- Spacious Lounge
- Family Bathroom
- Fitted Kitchen
- Investors
- First Time Buyers
- Close To Town Centre

## Extra info:

- **Property Age:** 31 years
- **Council Tax:** Band B (£1436.94 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** years remaining
- **Ground Rent:** £150.00 per-annum
- **Maintenance:** £80.00 per-month
- **Maintenance Company:** [www.brownedgemanagement.co.uk](http://www.brownedgemanagement.co.uk)



### 2 bedroom ground floor apartment

Consisting of the hall, lounge, kitchen, 2 bedrooms, master en-suite, bathroom, full UPVC double glazing and electric heating. Allocated parking space to rear with visitor parking available. Well maintained garden areas, secure access to the building with intercom system.

**There is no chain to the sale of this property, ideal first-time buyer – investment or retirement purchase.**

This modern purpose-built 2 bed-roomed apartment in Bamber Bridge is in a block of 6 situated 5 minutes from the village centre which boasts local shops, supermarkets, bars and eating houses. Bamber Bridge is 20 minutes

the village centre which boasts local shops, supermarkets, bars and eating houses. Dambel Bridge is 20 minutes from Preston town centre by car or bus and there is a local railway station with a park and rail into Preston town centre.

## **Communal Entrance**

The property is entered through the main door, which is opened by an electronic fob. The communal entrance is light and airy with secure mailboxes, carpet and a flight of stairs to the 1st-floor apartment.

## **Entrance Hall**

The spacious and welcoming hall consists of a good size storage cupboard. Electric wall mounted heater, wall mounted intercom and thermostat. Down lighting and laminate flooring.

## **Living Room**

The living room has a modern feature fireplace with an electric fire, also a wall mounted electric heater with shelf over. There are TV and satellite points and 8 electrical sockets. Coving to the ceiling and a large bay window with curtains and blinds, down lighting and laminate flooring.

## **Kitchen**

Modern fitted units and worktops with integral stainless steel electric oven and hob with extractor fan above. Integral fridge freezer and stainless steel 1 ½ sinks with mixer taps. Wall mounted heater and window with blinds, down lighting and attractive tiling to walls and floor.

## **Bedroom (master)**

The master double bedroom has a modern triple mirrored wardrobe and dressing table, TV aerial and 6 electric sockets, wall mounted heater with shelf over. Window with blinds, neutral coloured carpet and door leading to en-suite.

## **En-Suite**

A modern bright en-suite with attractive cupboards and shelving including a large double-mirrored cabinet with overhead lighting. Low-level WC and basin in white. Separate walk-in fully tiled shower cubicle. Modern spiral towel rail, electric shaving socket, extractor fan, frosted window, downlighting and attractive tiling to walls and floor.

## **Bedroom 2**

Double sized bedroom with neutral carpet, wall mounted heater with shelf over and window.

## **Bathroom**

Modern 3-piece suite in white, shower over bath and curtain. Attractive units for storage and modern spiral electric towel rail. Extractor fan, shaving socket and frosted window, tiled floor.

## **Property details**

Ground rent £150 per annum

Service Fees £80 per month include

- Building insurance
- Communal internal cleaning

- Maintained landscape gardens
- External window cleaning (monthly)
- External lighting
- Bin store cleaning
- On-site supervisor

Brownedge Management Company is self-managed; all owners become members of the company including the directors. For more information see the website [www.brownedgemanagement.co.uk](http://www.brownedgemanagement.co.uk)

## Floor plan:



Ground Floor

## Energy Performance Certificate:

**Energy Performance Certificate**

**69, Brampton Drive, Bamber Bridge, PRESTON, PR5 6SG**

<b>Dwelling type:</b>	Ground-floor flat	<b>Reference number:</b>	9618-8949-6259-4771-5904
<b>Date of assessment:</b>	19 November 2019	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	06 December 2019	<b>Total floor area:</b>	57 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,454</b>
<b>Over 3 years you could save</b>	<b>£ 918</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 204 over 3 years	£ 204 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 918 over 3 years</p> </div>
<b>Heating</b>	£ 1,752 over 3 years	£ 834 over 3 years	
<b>Hot Water</b>	£ 498 over 3 years	£ 498 over 3 years	
<b>Totals</b>	<b>£ 2,454</b>	<b>£ 1,536</b>	

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 style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #76b82a; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #90c190; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #f1c232; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #e69d00; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #d9534f; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #c0392b; color: white;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th style="background-color: #d9e1f2;">Current</th></tr> <tr><td style="text-align: center; font-size: 2em;">63</td></tr> </table>	Current	63	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th style="background-color: #d9e1f2;">Potential</th></tr> <tr><td style="text-align: center; font-size: 2em;">78</td></tr> </table>	Potential	78	<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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Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters	£1,200 - £1,800	£ 918

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

Page 1 of 4

**MISREPRESENTATION ACT, 1967.**

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