



- Fantastic Development of Five Apartments, All Chain Free
- Open Plan Living
- High Specification Kitchen
- Spacious Living/Dining Areas
- Modern Bathrooms
- Two Double Bedrooms
- Own Outside Space
- Two Parking Spaces
- Moments From Beach & Amenities
- Very Good Energy Efficiency

*Our View” Modern living moments from the beach”*



Woods are delighted to offer this ground-floor apartment within this select development in the popular area of Preston, only moments from the Preston Sands beach and local amenities. The apartment is finished to a very high standard throughout and benefits from a generous size open plan living space, modern fitted kitchens, bathroom, two double bedrooms, parking for two cars, and their very own private outside space.

This fantastic development of five apartments provides a fantastic opportunity for those looking for stylish and modern living. The development is conveniently located in the sought-after area of Preston, just moments away from the beautiful Preston Sands beach and a range of local amenities.

This ground-floor apartment is finished to a very high standard, with attention to detail evident throughout. The open-plan living space is generous in size, providing ample room for both relaxation and entertainment. The sleek and contemporary kitchen is of high specification, featuring top-quality appliances and stylish fittings.

The apartment boasts two double bedrooms, offering comfortable and spacious accommodation. The modern bathroom is fitted with high-quality fixtures and fittings, ensuring a luxurious and relaxing bathing experience.

One of the standout features of this property is the private outside space. Perfect for enjoying the summer months, this area provides a private retreat to relax and unwind.

Parking is a breeze at this development, with two allocated parking spaces available for the apartment. This is a valuable addition, considering the convenience and popularity of the area.

With the beach and a range of amenities just moments away, this apartment offers the perfect lifestyle for those wishing to embrace coastal living. Whether you enjoy long walks along the beach, exploring the local shops and boutiques, or indulging in the vibrant cafe and restaurant scene, this location caters to all.

Furthermore, this property boasts good energy efficiency, ensuring that running costs are kept to a minimum.

Property Information -  
 Tenure - Leasehold (with share of freehold)  
 Lease Length - Each flat will be allocated a new lease upon completion with a 999 year term.  
 Service Charge - This will be on an adhoc basis when work is required  
 Ground Rent - N/A  
 Lease Conditions - To be confirmed.

Council Tax Band for the period 01/04/2023 to 31/03/24 financial year is £0

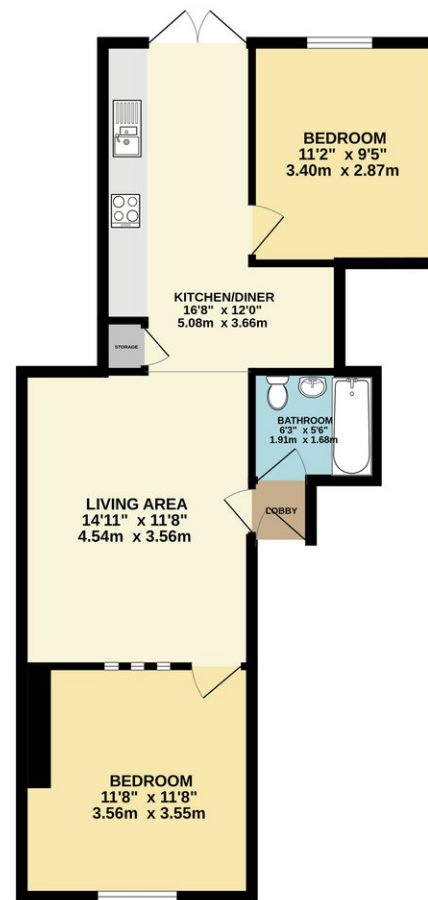




# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Notice** These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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Ref: WTW-45969932

Tenure: Share of Freehold

01803 390000

Guide Price £200,000

woodshomes.co.uk