

# GUILDHALL

SALES & LETTINGS



## 7 Mountbatten Close

Ashton-On-Ribble, Preston, PR2 2YJ

£125,000



**\*\*TWO BEDROOMED FIRST FLOOR APARTMENT WITH NO CHAIN DELAY\*\***

Guildhall Sales and Lettings are delighted to introduce this well presented and deceptively spacious two bedroomed first floor apartment to the market. Situated overlooking the River Ribble within the well sought after area of Ashton on Ribble, within close proximity to the docks, local amenities, commuter links and schools. Boasting neutral decor throughout, this property is well suited for first time buyers or investors and internally comprises briefly:

Entrance through to the entrance hallway providing access to a storage cupboard, three piece family bathroom suite, two bedrooms and the lounge which has doors leading to the balcony and kitchen diner.

Externally is one allocated parking space.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



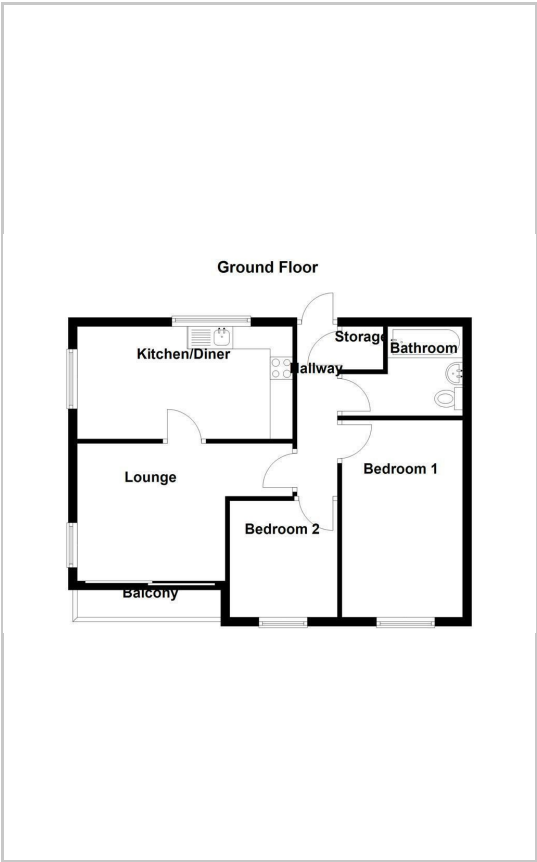
First Floor

- Lounge 13'5" x 11'1" (4.1 x 3.4)
- Kitchen Diner 8'2" x 15'8" (2.5 x 4.8)
- Bathroom 6'6" x 8'10" (2.0 x 2.7)
- Bedroom One 14'5" x 7'10" (4.4 x 2.4)
- Bedroom Two 7'10" x 8'6" (2.4 x 2.6)

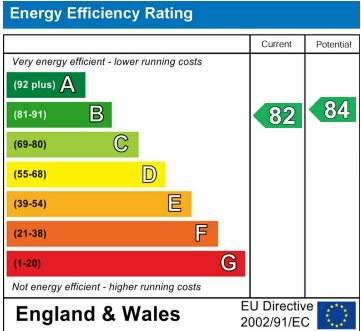
Area Map



Floor Plans



Energy Efficiency Graph



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