

# GUILDHALL

SALES & LETTINGS



## 119 Royal Drive

, Preston, PR2 3AX

Offers Over £99,950



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

Offered to the market with no chain delay, this well-presented two-bedroom ground floor apartment is situated within the highly sought-after area of Fulwood, enjoying a popular residential location close to a range of local amenities, transport links, and excellent commuter connections.

The accommodation briefly comprises a spacious reception room, a fitted kitchen, two well-proportioned bedrooms, and a modern family bathroom. The property offers comfortable and practical living accommodation throughout, making it an ideal purchase for first-time buyers, downsizers, or buy-to-let investors.

Benefiting from its ground floor position and desirable location, this attractive apartment presents an excellent opportunity to acquire a home in one of Fulwood's most established and sought-after residential areas.



Entrance Hallway 8'0 x 7'6 (2.44m x 2.29m)

Lounge 10'10 x 9'1 (3.30m x 2.77m)

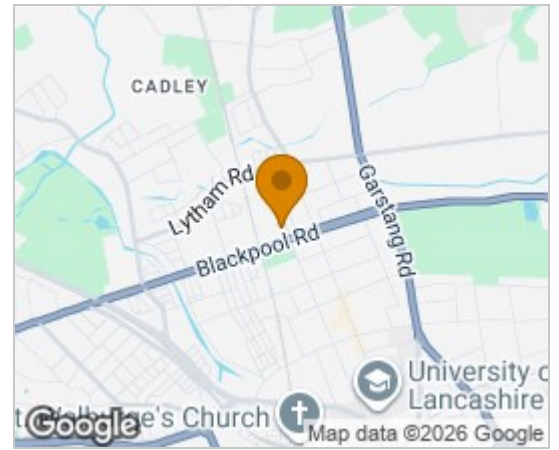
Kitchen 8'11 x 5'4 (2.72m x 1.63m)

Bedroom One 10'10 x 10'2 (3.30m x 3.10m)

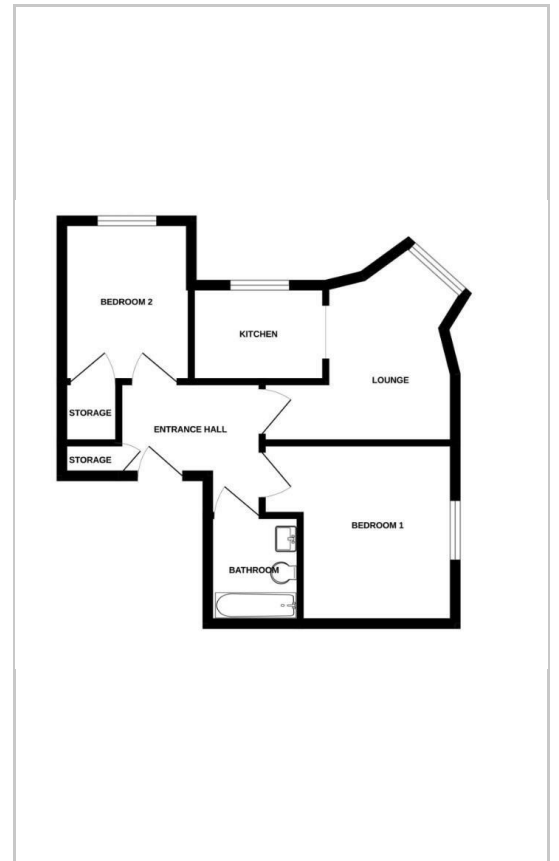
Bedroom Two 8'11 x 7'3 (2.72m x 2.21m)

Bathroom 6'0 x 5'2 (1.83m x 1.57m)

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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