

GUILDHALL

SALES & LETTINGS



15B Meadow Court, South Meadow Lane

, Preston, PR1 8JY

Offers Over £100,000



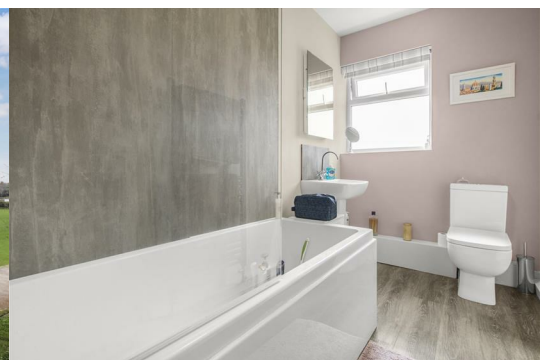
****Two Bedroomed Second Floor Apartment with NO CHAIN DELAY!****

Situated in the popular area of Preston, this well presented second floor apartment offers an excellent opportunity for first time buyers, small families or investors alike.

The property features two well proportioned bedrooms, providing comfortable and versatile living space. The bright and spacious lounge benefits from direct access to a private balcony, ideal for relaxing or enjoying some fresh air. A spacious kitchen offers a modern finish with ample storage and workspace, perfect for everyday living.

The apartment also boasts a recently fitted three piece bathroom suite, designed for practicality and comfort. Further benefits include double glazing throughout and gas central heating, ensuring energy efficiency and year-round warmth. Externally, the property comes with the added advantage of a garage, providing secure parking or additional storage space.

Early viewing is highly recommended to fully appreciate what this property has to offer.



Second Floor

Lounge 15'6 x 10' (4.72m x 3.05m)

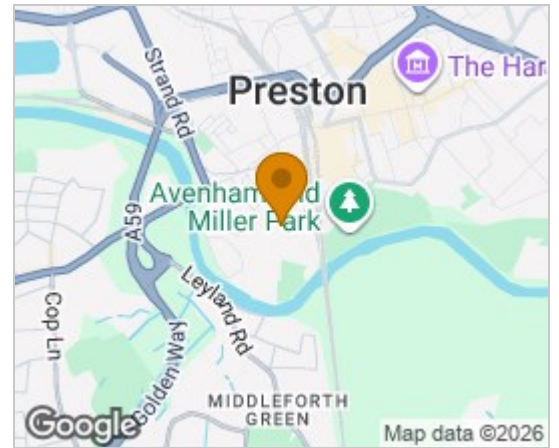
Kitchen 12'2 x 8'5 (3.71m x 2.57m)

Bedroom One 14'2 x 9'5 (4.32m x 2.87m)

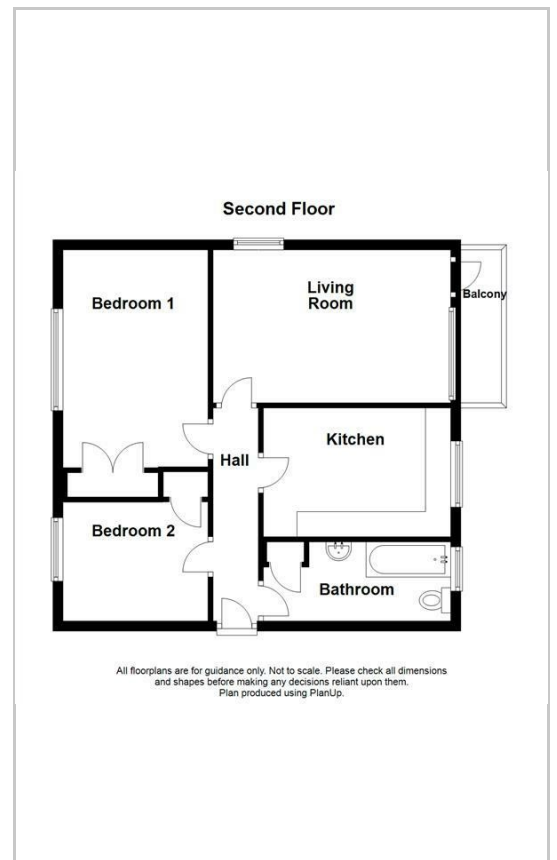
Bedroom Two 9'5 x 8' (2.87m x 2.44m)

Bathroom 12'2 x 5'3 (3.71m x 1.60m)


Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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