

# GUILDHALL

SALES & LETTINGS



## 13a Charlesway Court Lea, Preston, PR2 1TL

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

A well-presented and spacious two-bedroom first-floor apartment, ideally suited to first-time buyers or investors alike. The property offers a generous layout throughout, including a bright and comfortable living space, two well-proportioned bedrooms, and a modern three-piece bathroom suite.

Externally, the property benefits from off-road parking, providing added convenience. Positioned in a desirable location, this flat represents an excellent opportunity for those looking to step onto the property ladder or expand their investment portfolio.

Early viewing is highly recommended.

**Offers Over £75,000**

# 13a Charlesway Court

Lea, Preston, PR2 1TL



- First Floor Apartment
- Off Road Parking
- Tenure: Leasehold
- Spacious Lounge
- Fitted Kitchen
- Council Tax Band: A
- One Bathroom
- EPC Rating: D

## First Floor

### Lounge

15'3" x 10'6" (4.65 x 3.21)

### Kitchen

9'8" x 6'11" (2.95 x 2.11)

### Bedroom One

9'4" x 11'0" (2.86 x 3.37)

### Bedroom Two

7'5" x 11'1" (2.27 x 3.38)

### Bathroom

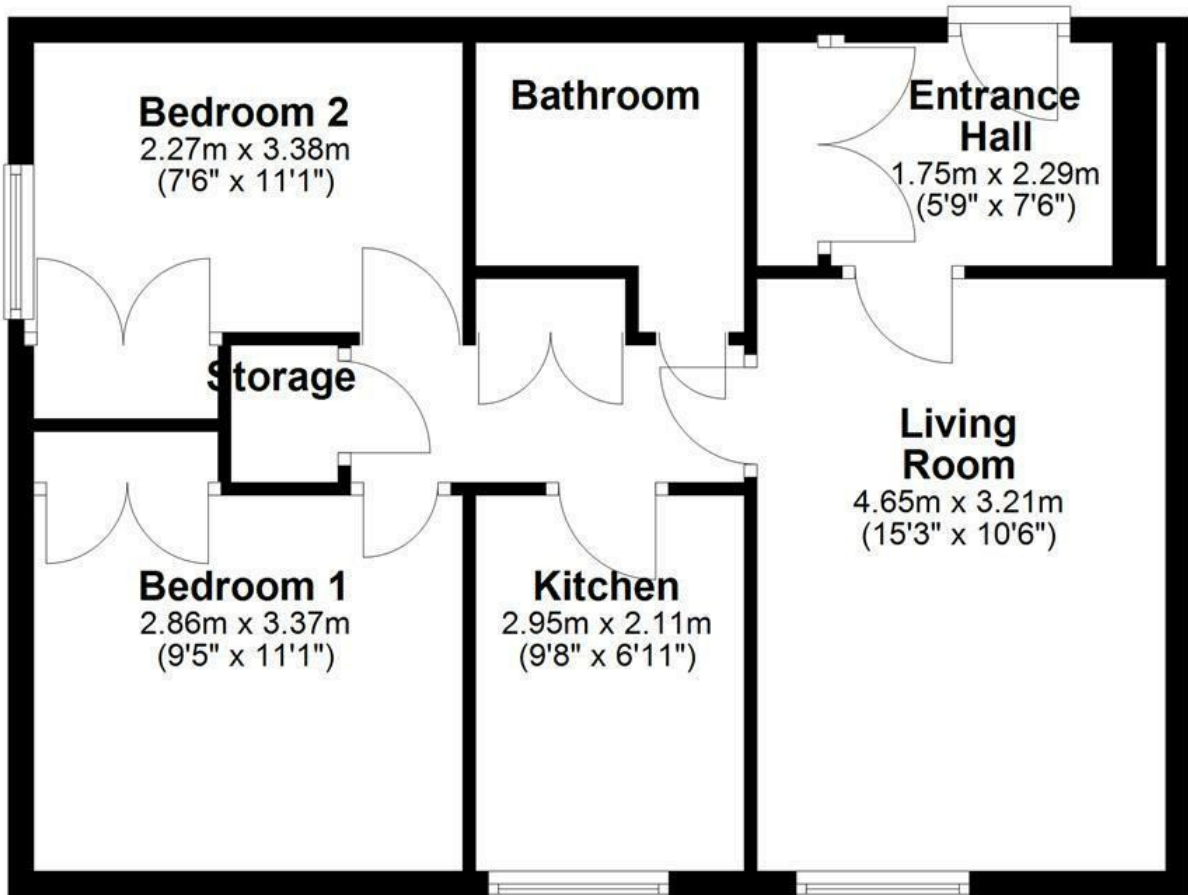


## Directions



# Floor Plan

## First Floor



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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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>		68	70
(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	