



## 2 bed apartment to buy in PR1

Lumen Court, Preston, Lancashire, PR1 2RA

**£80,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Currently Tenanted Achieving £700pcm
- ✓ Popular Residential Development
- ✓ Two Good-Sized Bedrooms
- ✓ City Centre Location
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

We are delighted to offer for sale this modern two bedroom apartment on the ground floor of the popular Light Buildings development in the heart of Preston City Centre, with easy access to all local amenities. Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000.

The property briefly comprises of an entrance hallway with storage cupboard, open plan living room and kitchen, including high quality appliances such as a fridge/freezer, washing machine, dishwasher, and an electric oven with hob and overhead extractor fan. The two bedrooms are nicely sized, one is a double and the other is a single, and both have some wardrobe space provided. Finally, there is the bathroom which has a modern white bathroom suite, including toilet, sink, and bath with overhead shower.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 107

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,244.00

Price: Starting Bid £80,000

Property Type: Apartment

Parking: On Street

Year built: 2008

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: Yes

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	79	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Lumen Court, Preston, Lancashire, PR1 2RA

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,  
TBChttp://www.norfolkpropertyauctions.com**

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.

