



49 Hollybank Boys Lane, Fulwood – PR2 3QZ

£120,000 Leasehold

No Onward Chain • Sought After Over 55's Development • Communal Gardens • Double Glazing


Clarkson Holden
estate agents





Hallway

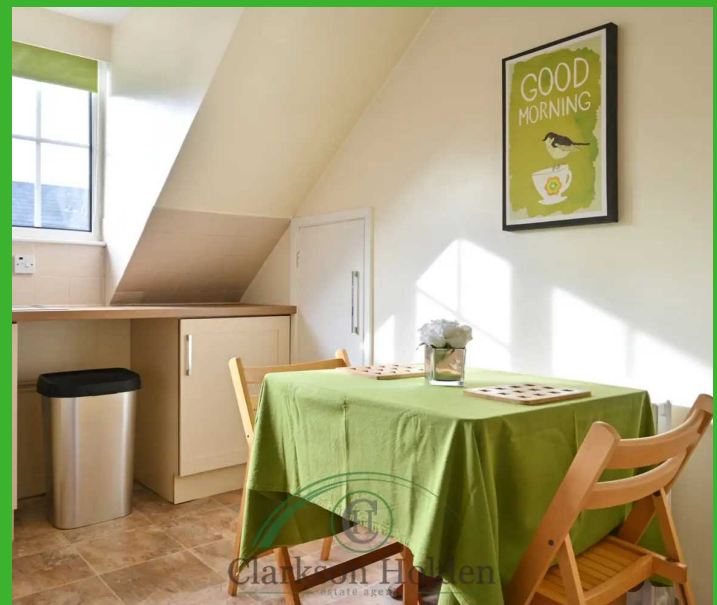
Fitted carpet, single panel radiator and telephone point.

Lounge 4.63 At Widest x 3.66 (15'2" At Widest x 12'0")

UPVC double glazed windows to the front overlooking the communal lawn, fitted carpet, single panel radiator, television point and gas fire with surround.

Kitchen 3.97 x 2.57 (13'0" x 8'5")

Matching wall and base units with brushed chrome effect handles, with tiled splashbacks. Integrated fridge, gas hob, integrated electric oven, integrated washing machine, stainless steel sink and drainer. UPVC double glazed window, tile effect flooring, radiator and built in airing cupboard housing the immersion tank.





Shower Room 2.15 x 2.05 (7'1" x 6'9")

Three piece suite comprising; WC, wash hand basin with storage underneath and electric shower. Lino flooring, fully tiled walls, chrome towel rail, spotlights, extractor fan.

Bedroom 1 3.96 x 3.18 (12'12" x 10'5")

UPVC double glazed window, fitted carpet, double panel radiator, fitted up-and-over wardrobes.

Bedroom 2 3.19 x 2.79 (10'6" x 9'2")

Double glazed Velux window, fitted carpet, double panel radiator, fitted wardrobes.



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Over55's 70% discounted ownership (only additional cost is the service charge, no rent payable)

1st Floor Flat

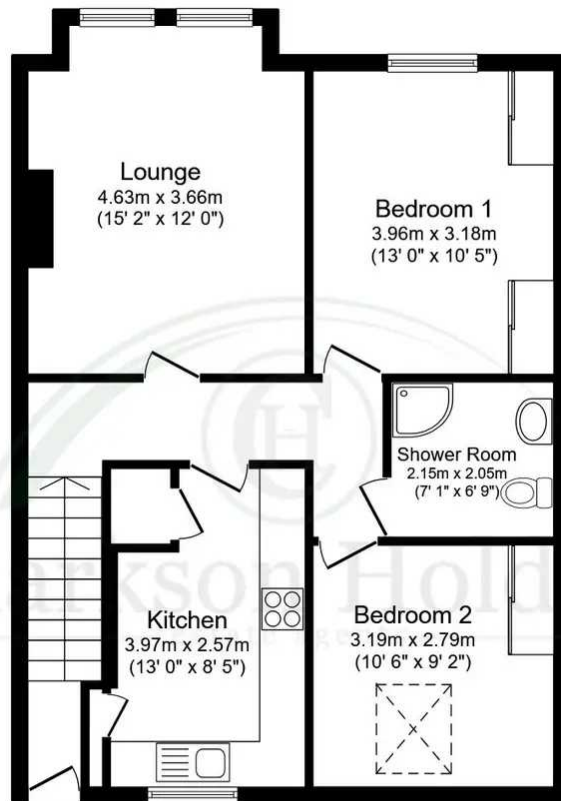
This well presented 2 bedroom flat in the heart of Fulwood is situated near a bus route into Preston and convenient for local amenities such as schools, shops, Royal Preston Hospital, Preston City Centre and main motorway connections.

Clarkson Holden welcome to the market this exceptionally appointed 2 bedroom flat in this popular over 55's development on Boys Lane in Fulwood.

Viewing is highly recommended to appreciate the standard of decor and the attention to detail.

The accommodation briefly comprises of a welcoming entrance, stairs up to the flat, lounge, with access to a fitted kitchen, two double bedrooms and modern bathroom. Externally, there are beautiful communal gardens and a communal parking area.





Floor Plan

Total : 66.9 sq.m. (720 sq.ft.) approx
Sizes and dimensions are approximate, actual may vary.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

Service Charge- Approx £70 Per Calendar Month