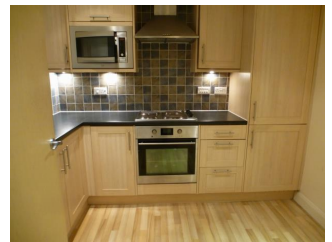


2 Miller Gardens, Broadgate, Preston, PR1 8EW



£99,950

- SPACIOUS GROUND FLOOR MODERN APARTMENT
- RIVERSIDE LOCATION CLOSE TO CITY CENTRE
- GOOD SIZE LOUNGE & DOUBLE BEDROOM
- MODERN FITTED KITCHEN W/ APPLIANCES
- MODERN FITTED TILED 3 PIECE BATHROOM
- SECURE ENTRY PHONE & ALLOCATED PARKING SPACE

Harbour Properties are pleased to market this spacious one bedroom modern ground floor apartment with Riverside location close to Preston City centre. Within close proximity to local shops, amenities and transport . The property comprises a modern fitted kitchen with integrated appliances and modern bathroom suite, large lounge and large double bedroom. The property also boasts a small private patio area adjoining the lounge, a secure entry phone system and allocated parking space. The apartment is lease hold with an annual ground rent of £100 and an annual management fee of approximately £850. The property is not in a chain.

ENTRANCE HALL

7'8" (2m 33cm) x 6'9" (2m 5cm)

Entrance hall with intercom system and storage cupboard with immersion heater. Leading to.....

LOUNGE

14'11" (4m 54cm) x 11'4" (3m 45cm)

Very large lounge with carpet, electric heaters, and french doors leading to own private patio balcony area.



KITCHEN

9'4" (2m 84cm) x 7'7" (2m 31cm)

Modern fitted kitchen with a range of beech wall and base units and complimentary tiling, includes integrated fridge freezer, oven, hob and washing machine.



BEDROOM

16'7" (5m 5cm) x 9'11" (3m 2cm)

Very large double bedroom with carpet and large window.



BATHROOM

7'7" (2m 31cm) x 6'4" (1m 93cm)

Beautiful fitted tiled bathroom with shower over bath, fitted vanity unit with basin and toilet.



Disclaimer

Although, at Harbour Properties, we make our advertisements as accurate as we can, however complete correctness cannot be guaranteed and any information provided, including measurements and any leasehold fees, should be used as a guideline only. All details provided in this advert should be excluded from any contract. Please note no appliances, electrics, drains, plumbing, heating or anything else have been tested by Harbour Properties. All purchasers are recommended to carry out their own investigations before completing a purchase.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

Directive 2002/91/EC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

