



## 2 bed apartment to buy in PR3

Asturian Gate, Ribchester, Preston,  
Lancashire, PR3 3XQ

**£130,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Two Bedrooms
- ✓ Ground Floor Apt
- ✓ Tenant In Situ
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Water supply: Direct mains water

## Description

We are delighted to offer this truly stunning ground-floor apartment in the picturesque rural area of Ribchester, comprising a communal entry, spacious inner hallway, and an open-plan lounge leading through to a fitted breakfast kitchen.

The apartment includes two bedrooms, both with fitted furniture, an en-suite shower room to the master, and a separate family bathroom. The property is fully gas centrally heated, double glazed throughout, and alarmed for added security.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 976

Annual Service Charge Amount: £1,440.00

Price: Starting Bid £130,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Public rights of way: No

Adaptions for accessibility: No


Restrictions: No

Required access: Yes

Heating: Gas

Water: Direct mains water

Sewerage: Standard UK domestic

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92-100) <b>A</b>                                  |                            |   |
| (81-91) <b>B</b>                                   | 84                         | 84  |
| (69-80) <b>C</b>                                   |                            |   |
| (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<br>2002/91/EC |  |

Asturian Gate, Ribchester, Preston, Lancashire, PR3 3XQ

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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