



**St Marks Place West
Preston
Lancashire
PR1 8TU**

Offers in Excess of £83,000

bettermove

St Marks Place West Preston

Bettermove are proud to present this 1 bedroom ground floor flat in Preston available with no forward chain. This is a Grade II Listed Building.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is A.

This is a share of Freehold property with 971 years remaining on the lease; there is no ground rent and the service charge is £95 per month.

The interior of this beautifully presented property comprises a spacious and open plan living room with the fitted kitchen, the double bedroom and the three piece bathroom on the ground floor of the building. There is also a communal laundry room available for the residents.

Located in the popular town of Preston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Preston Train Station, the M61 and many local bus routes.

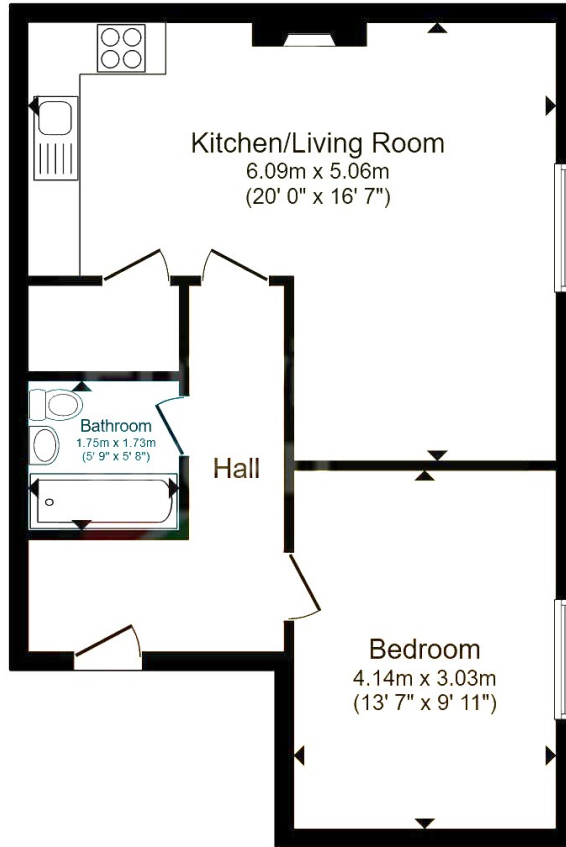
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 50.4 sq.m. (542 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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