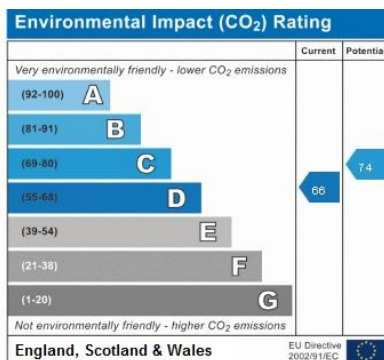
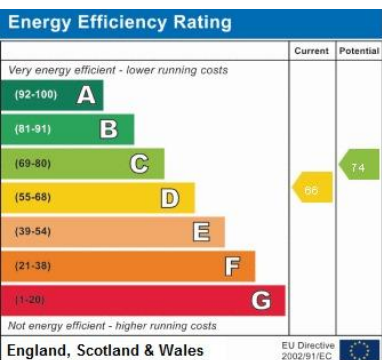




73 Golf View, Ingol, Preston, PR2 7EN

Price: £85,000



- Electric heating
- Double glazing
- Large living room
- High standard integrated kitchen
- Fully modernised
- Attractive shower room
- Situated in a cul de sac
- No Chain!

73 Golf View, Ingol, Preston

FULL DESCRIPTION

This high standard and recently modernized throughout two-bedroom ground floor purpose built apartment is located in the leafy area offering large entrance hall, big lounge, stunning fitted kitchen, deluxe shower room and two bedrooms. The home has modern double glazing and electric heating. Credit to the present owners, this beautiful apartment is a great alternative to a bungalow. Be quick to view!

ENTRANCE HALL

Storage heater. Laminate floor. Large storage cupboard.

LOUNGE

13' 7" x 12' 11" (4.15m x 3.95m)

Storage heater. Double glazed window. Coved ceiling.

KITCHEN

10' 5" x 7' 4" (3.18m x 2.26m)

Fitted wall and base units. Plumbed for washing machine. Electric hob. Stainless steel sink unit and mixer tap.

BEDROOM 1

10' 4" x 10' 2" (3.16m x 3.11m)

Double glazed patio doors. Coved ceiling.

BEDROOM 2

10' 0" x 7' 9" (3.06m x 2.37m)

Double glazed window. Laminate floor. Built in wardrobe.

SHOWER ROOM

Shower cubicle. WC. Vanity hand basin. Laminate floor. Extractor fan.

GARDENS

Communal parking and gardens.

TENURE

The property is **Leasehold**

COUNCIL TAX

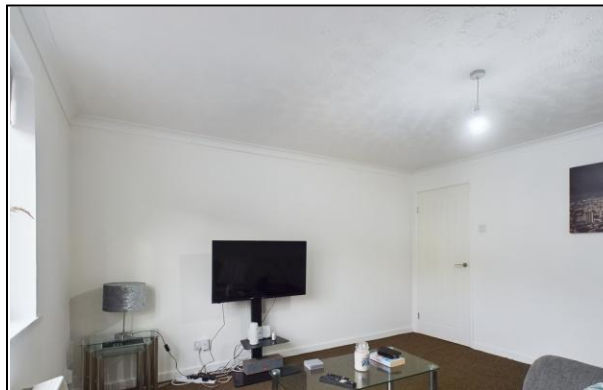
Band "A"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their



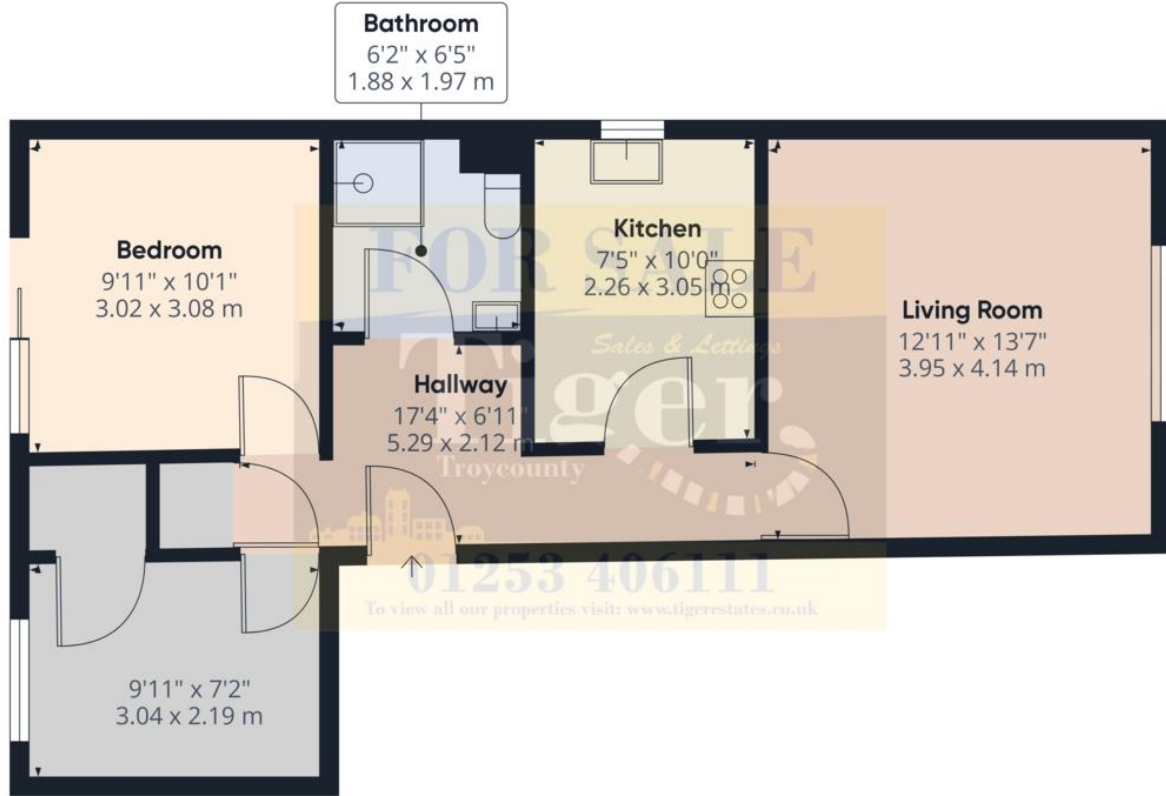
73 Golf View, Ingol, Preston

accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

15/01/2024



73 Golf View, Ingol, Preston



Approximate total area¹¹
570.46 ft²
53 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360