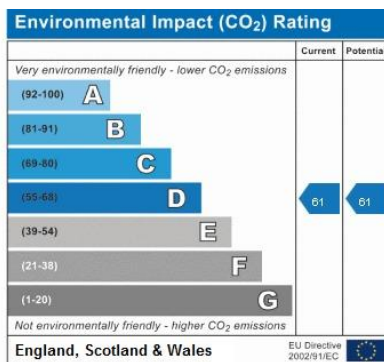
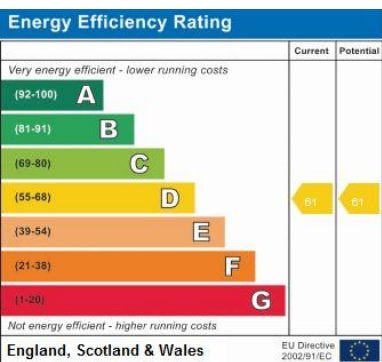




20 Conway House, Samuel Street, Preston, PR1 4YJ

Price: £38,000



- Bio mass heating
- Double glazing
- Large living room
- Two Bedrooms
- Convenient location
- Attractive bathroom
- Located close to local amenities
- CASH BUYERS ONLY

20 Samuel Street, Preston

FULL DESCRIPTION

This high standard and well maintained two double bedroom Penthouse apartment offers spacious living accommodation including two large bedrooms, good sized lounge with balcony, attractive fitted kitchen and bathroom and is warmed by bio mass heating and double glazing. To the exterior are communal gardens and parking.

ENTRANCE HALL

Built in storage cupboard. Intercom. Tiled floor. Central heating radiator.

LOUNGE

15' 5" x 11' 7" (4.72m x 3.55m)

Double glazed window and door to balcony. Double glazed window. Central heating radiator.

BALCONY

KITCHEN/DINER

10' 7" x 8' 2" (3.24m x 2.50m)

Fitted wall and base units. Stainless steel sink unit and mixer tap. Tiled floor. Double glazed window.

BEDROOM 1

11' 10" x 11' 7" (3.61m x 3.55m)

Double glazed window. Central heating radiator.

BEDROOM 2

11' 4" x 10' 0" (3.47m x 3.06m)

Double glazed window. Central heating radiator.

BATHROOM

Bath. WC. Pedestal hand basin. Mixer shower hose. Double glazed window. Tiled floor. Fully tiled walls.

GARDENS AND PARKING

Communal.

TENURE

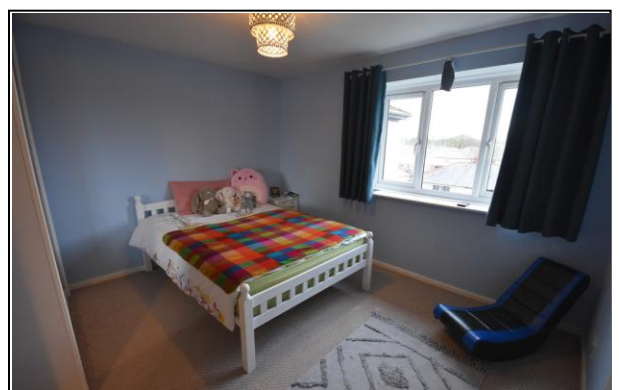
The property is **Leasehold**

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

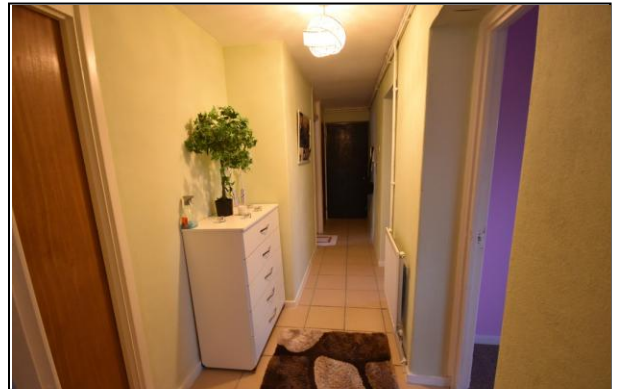


20 Samuel Street, Preston

PLEASE NOTE

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

17/11/2023



20 Samuel Street, Preston

Ground Floor

