



Princes Reach  
Ashton-on-Ribble  
Preston  
Lancashire  
PR2

Offers In Excess Of £205,000

bettermove 

# Princes Reach Preston

Bettermove are proud to present this 3 bedroom town house in Ashton-on-Ribble. Available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the allocated space.

The council tax band is D.

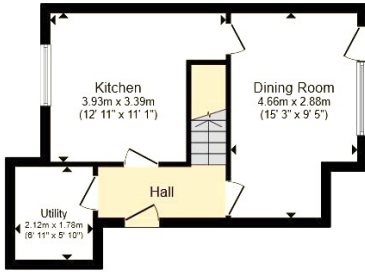
This is a leasehold property with 962 years remaining on the lease; the ground rent is and service charge is £1,600pa.

The interior of this beautifully presented property comprises a spacious dining area, utility room and fitted kitchen on the ground floor. The first floor consists of the living room, storage room and balcony. The second floor consists of the 3 bedrooms with the master bedroom including an on-suite, and the family bathroom. The exterior boasts a private rear terrace, perfect for enjoying the summer months.

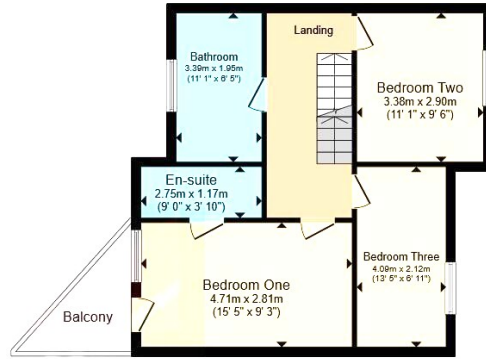
Located in the popular suburb of Ashton-on-Ribble, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Preston train station (2.1 miles), variety of bus routes and the A59.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

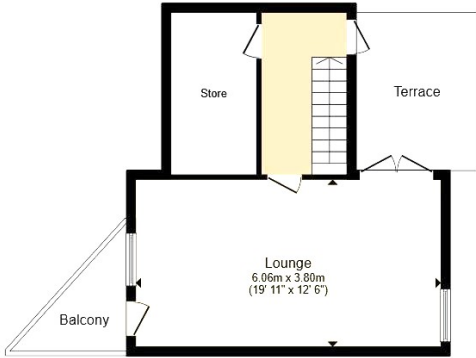




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 128.3 m<sup>2</sup> (1.381 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(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 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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