



**Greenside
Cottam
Preston
Lancashire
PR4**

Offers in Excess of £110,000

bettermove

Greenside Preston

Bettermove are proud to present this 2 bedroom flat in Cottam.

The property benefits from double glazing, gas central heating throughout and has off street parking available via car park.

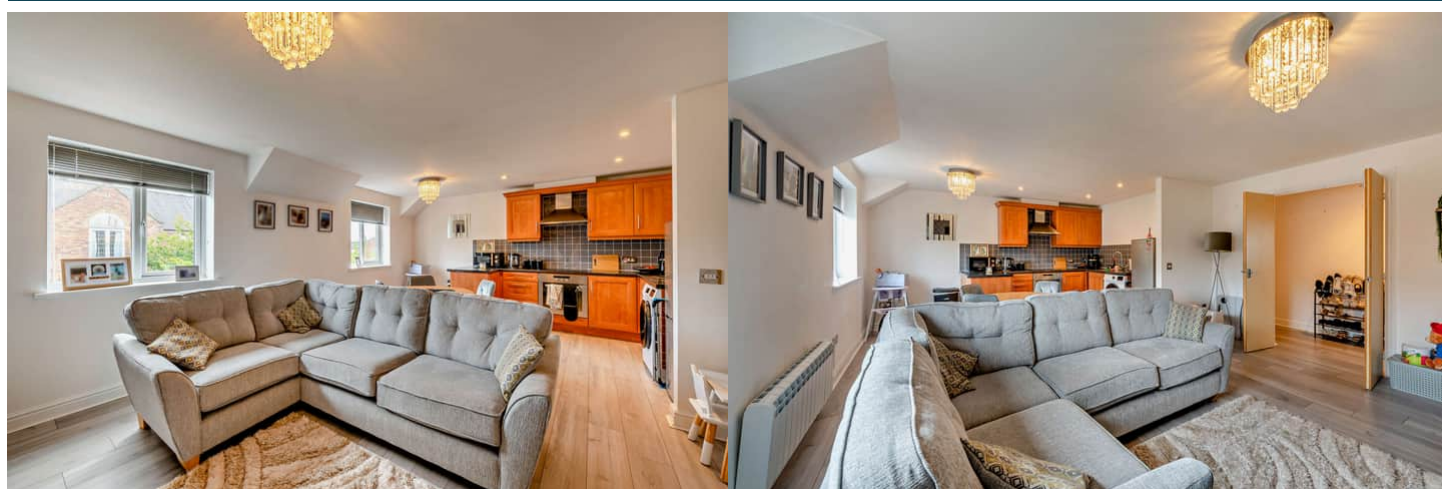
The council tax band is B.

This is a leasehold property with 104 years remaining on the lease; the ground rent is £100 PA and the service charge is £135 PM.

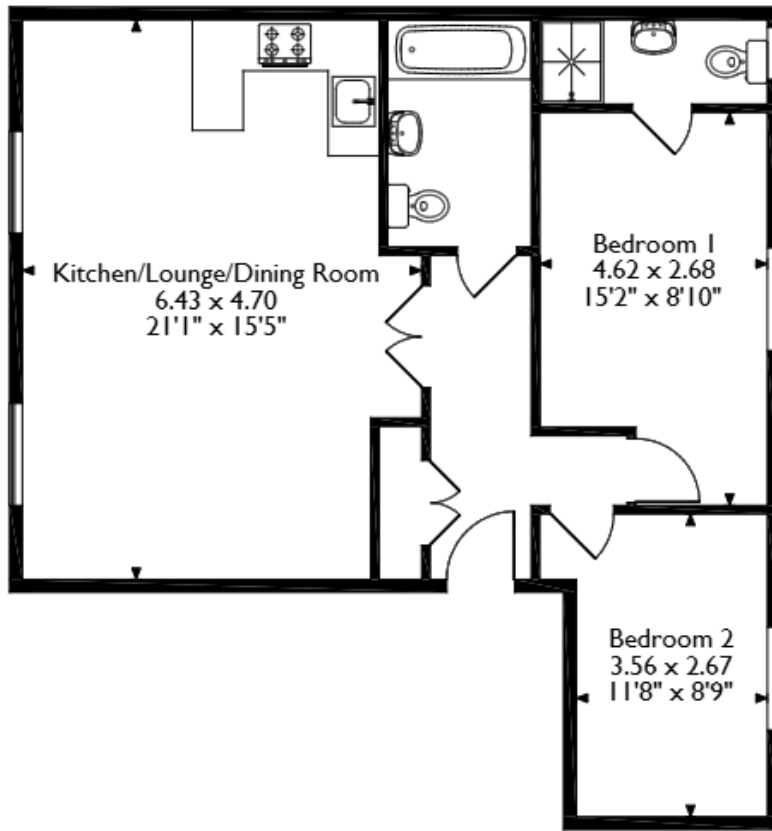
The interior of this beautifully presented property comprises a spacious living room, dining/fitted kitchen area and 2 bedrooms with an en-suite and a family bathroom.

Located in the popular town of Cottam, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Salwick train station, a variety of bus routes and quick access to M55.

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



Greenside, Cottam, Preston, Lancashire
Approximate Gross Internal Area
64 Sq M/688 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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