



Dorchester Avenue, Walton-Le-Dale, Preston

£125,000

This newly constructed luxury ground floor apartment has a light, airy contemporary feeling and can be located in a popular residential area of Walton Park. It offers an intercom entry system, lounge, superb fitted kitchen in a Cherry wood finish with integral appliances. There are two bedrooms and a modern three piece bathroom suite in white. The apartment has gas central heating and is Upvc double glazed. There is a NO CHAIN DELAY and the apartment is within easy reach of the motorway network and enjoys an abundance of local amenities. Internal viewing essential to fully appreciate.

Bamber Bridge

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Dorchester Avenue, Walton-Le-Dale, Preston

Ground Floor

Entrance Hall

Entrance door. Gas central heating radiator. Cream tiled flooring. Intercom.

Lounge 12'9" x 12'2"

Gas central heating radiator. Telephone point. Upvc double glazed bay window to the front aspect.

Dining Kitchen 17'0" x 8'10"

Fitted with a range of superb wall and base units in a cherry wood finish with contrasting black worktops. Incorporating a single stainless steel drainer unit with 1.5 bowls and mixer taps. Built-in electric fan assisted oven, gas hob with a 'Neff' extractor hood over. Integral fridge and freezer. Plumbing for dishwasher. Built-in washer dryer. Part tiled elevations. Complementary tiled flooring. Gas central heating radiator. Upvc double glazed window to front and side aspect.

Bedroom One 11'5" x 9'9"

Gas central heating radiator. Upvc double glazed window to rear aspect.

Bedroom Two 9'5" x 9'1"

Gas central heating radiator. Upvc double glazed window to rear aspect.

Bathroom

Three piece suite in white comprising of bath with shower mounted over, pedestal wash hand basin and a dual flush wc. Gas central heating radiator. Shaver point. Handy storage cupboard offering good storage facilities. Part tiled elevations. Upvc double glazed frosted window to side aspect.

External

The apartment can be found on the edge of the development and entrance to the courtyard gives access to a designated vehicular parking space. Beyond the parking area are communal gardens which are mainly laid to lawn. A path entrance from the parking area leads to the main entrance door which has an intercom access system.

Agents Notes: Maintenance charge is 84.00 pcm

Directions

From our Bamber Bridge office turn right into Station Road and continue along turning left into St Mary's Road. Proceed to the junction and go forward into Browndedge Lane. Proceed

to the roundabout and take the third exit right onto the dual carriageway. Continue along at the roundabout and take the first left into Walton Park. Follow the road along and at the next roundabout take the first exit on the left onto Carrwood Way. Proceed for a short distance turning right into Dorchester Avenue and follow the road along where the property is situated on the right hand side.



Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			