

99Home Ltd.

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2 Bed Apartment In Mountbatten Close Ashton-On-Ribble, Preston, PR2 2XF

£975 Monthly







SHORT DESCRIPTION

Property Ref: 17303 Marina Facing third floor apartment with balcony views and secure underground parking space. Set in the sought-after Docklands area, this apartment enjoys scenic surroundings and easy access to a wide range of shops, restaurants, and leisure facilities, all while being well-connected to nearby towns and cities. The apartment has been stunningly modernized to the highest of standards, making it a standout choice in the market. With contemporary finishes and high-specification details throughout, this home is ready for you to move in and enjoy. The apartment features a wonderful open-plan layout, creating a spacious and inviting living area. The lounge-diner, complete with a balcony, offers a perfect space to relax and unwind, while the kitchen boasts a wide array of high-quality units and appliances that includes a fridge-freezer, dishwasher, washing machine, oven, hob and extractor hood all add the great dynamics ideal for both cooking and entertaining. The property includes two generously sized double bedrooms, one with fitted wardrobes-cabinets-dresser providing ample space for comfort and relaxation. A stylish and contemporary shower-bath room adds to the overall luxury of the apartment. Storage cupboard. The communal secure entrance ensures peace of mind, with both stairway and lift access leading to the third floor. The personal entrance allows access to all internal rooms, offering both convenience and privacy. Secure underground parking space plus further communal resident parking to rear on a first come basis. Local amenities include Morrisons, general shops, eating establishments, Cinema, all within easy walking distance. Property Type: Apartment Full Renting price: £975.00 Pricing Options: Fixed Price Council tax band:B EPC rating: C Measurement: 624.307 sq.ft. Outside Space: Balcony Parking: Residents Heating Type: Night Storage -----

2

Bed Room(s)

1

Bath Room(s)

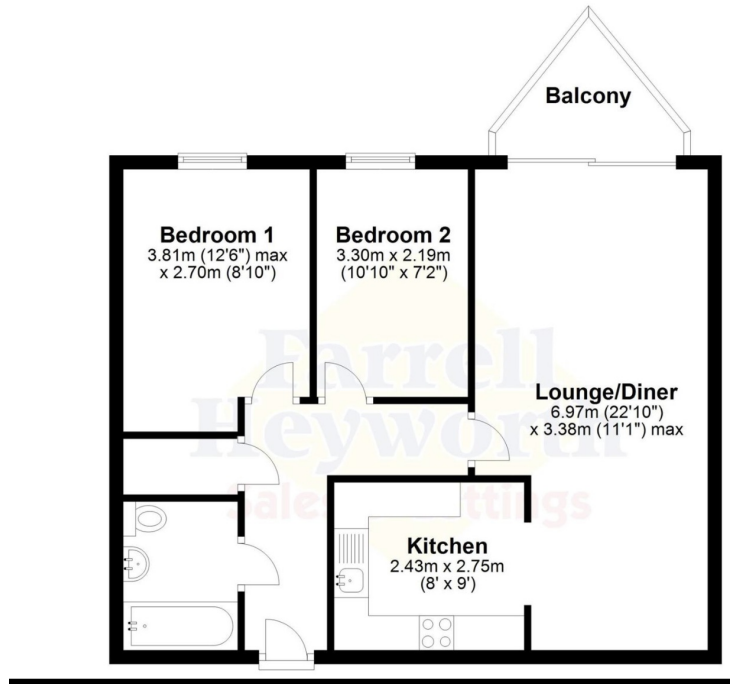
1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Third Floor



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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