



## 1 bed apartment to buy in PR7

Duxbury Gardens, Chorley, Lancashire,  
PR7 3JZ

**£59,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Limited Lending
- ✓ Vacant Possession
- ✓ Top Floor Penthouse Apartment
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

An Impressive Top Floor Penthouse Apartment which will suit the buy-to-let Investor. The apartment is set on an exclusive development surrounded by mature trees and landscaped gardens. Well placed for local amenities including shops and excellent commuting facilities.

Briefly comprising of a spacious communal hall, entrance hall with bay which is large enough to use as a study area, open plan lounge/dining/kitchen area, double bedroom and a three piece suite to the bathroom. Additionally there is an allocated parking space. In order to fully appreciate, we strongly recommend taking time out to view.

Council Tax Band A.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £1,904.00

Price: Starting Bid £59,000

Property Type: Apartment

Parking: Allocated

Year built: 2008

Construction materials: Brick and block

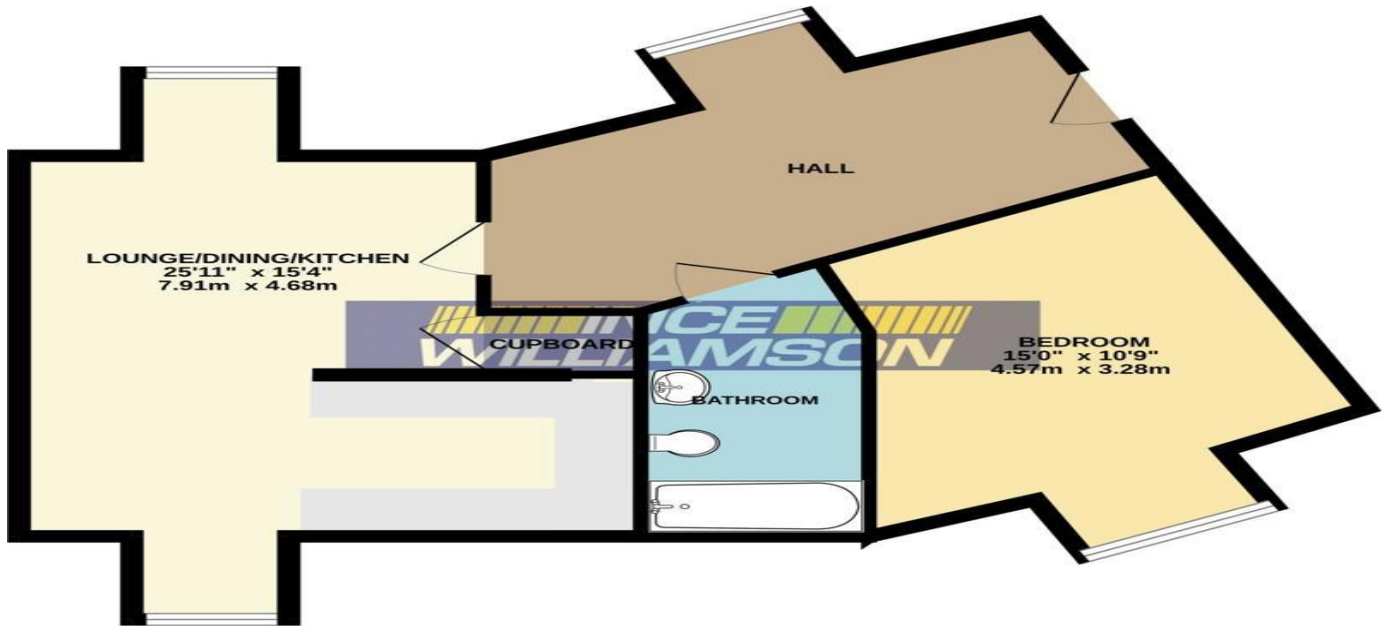
Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Duxbury Gardens, Chorley, Lancashire, PR7 3JZ

Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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