



Navigation Way | | Ashton-On-Ribble | PR2 2YY

Offers Over £120,000



LAWRENCE ROONEY  
ESTATE AGENTS

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Ashton-On-Ribble | PR2 2YY  
Offers Over £120,000

Spacious modern apartment located in the highly desirable Preston Marina being offered for sale with NO CHAIN DELAY. Positioned in a landmark building being within easy reach of the city centre, surrounding amenities and transport links this second floor apartment comprises: entrance hallway, lounge/diner with a balcony, fitted kitchen, two bedrooms and a four-piece bathroom. Secure parking for two cars (in tandem) to a communal ground floor garage. The building itself has secure entrance and lift facilities. Ideal for professionals or rental investment, viewing is a must to full appreciate.

- Spacious Second Floor Apartment
- Lounge/Diner
- NO CHAIN DELAY
- Two Bedrooms
- Balcony
- Secure Allocated Parking In Communal Garage

### Accommodation

Access to Number 47 is via the communal entrance lobby and landing. The apartment has an entrance hallway with built in storage and laminate flooring. The lounge area has laminate flooring, electric fire within a wood surround, storage heater and open plan to a dining with built in shelving, storage heater, a continuation of the laminate flooring and sliding patio doors open to a balcony. The kitchen is fitted with a range of units with work surfaces to complement, inset sink/drainer, built in oven hob, space for other appliances and bi-fold door. The generously proportioned main bedroom has a side window, storage heater and ample space for wardrobes. A second bedroom or study has a side window and storage heater. The bathroom is fitted with a four-piece suite in white comprising: panelled bath, corner shower cubicle wall mounted wash hand basin and a concealed cistern W.C. Tiled elevations to complement and built in storage.





**Entrance Hallway**

**Lounge/Diner**

21'5 x 14'5 (6.53m x 4.39m)

**Balcony**

**Kitchen**

8'8 x 9'9 (2.64m x 2.97m)

**Bedroom One**

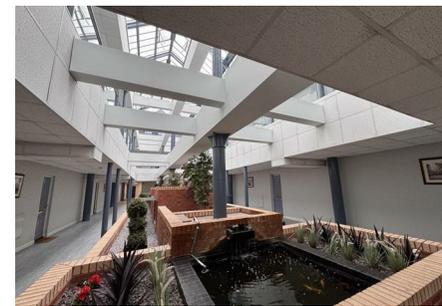
12'6 x 13'9 (3.81m x 4.19m)

**Bedroom Two**

9'3 x 9'9 (2.82m x 2.97m)

**Bathroom**







GROUND FLOOR



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 plus) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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