



Kings Court | Leyland | PR25 2SF

Asking Price £125,000



**LAWRENCE Rooney**  
ESTATE AGENTS

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Leyland | PR25 2SF  
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Ground floor apartment situated in a purpose built over 55's development offered for sale with NO CHAIN DELAY. Set in communal gardens within this peaceful cul-de-sac this apartment is all but a short walk away from the many amenities and services of Leyland town centre. The accommodation comprises: communal entrance hall, hallway, lounge/diner, modern and recently installed fitted kitchen, main bedroom with fitted wardrobes, second bedroom and a three piece shower room. Outside there are lawned communal gardens, pathways, bin stores and unallocated parking bays. This apartment is warmed via economy seven heating and benefits from double-glazing. Service charges apply.

- Purpose Built Retirement Apartment
- Two Bedrooms
- Recently Installed Modern Kitchen
- NO CHAIN DELAY
- Over 55 Age Restriction
- Ground Floor
- Shower Room
- Service Charge Apply

### Communal Entrance Hallway

Access to apartment block with communal store cupboard.

### Entrance Hall

Built in storage cupboards.

### Shower Room

Fitted with a three piece suite comprising: corner shower cubicle, vanity unit with wash hand basin and low level W.C. Frosted side window, tiled elevations, tiled floor, storage unit and electric heater.





## Kitchen

8' 4" x 9' 1" ((2.54m x 2.77m) )

Recently installed modern kitchen is fitted with a modern range of units, work surfaces to complement, space for a cooker with extractor over, inset sink/drainer, space for other appliances, fitted breakfast/dining table, side window and expertly tiled elevations.

## Lounge

13'1" x 12'4" (4.01m x 3.76m )

Spacious reception room having dual elevation windows, fireplace with an electric fire and an economy seven heater.

## Bedroom One

12'5" x 9'1" ( 3.81m x 2.79m)

Side window, economy seven heater and fitted wardrobes with sliding doors to one wall.

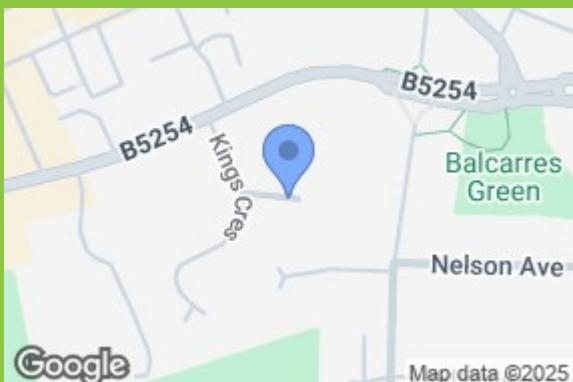
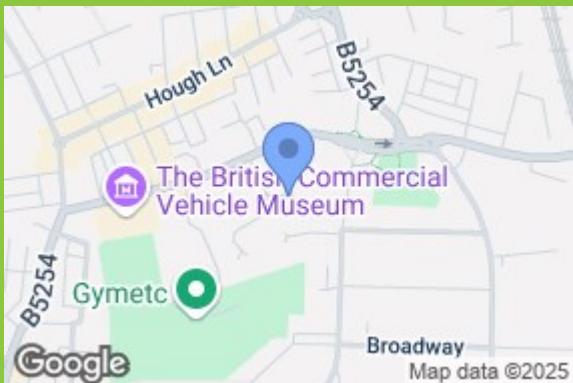
## Bedroom Two

9'1" x 9'1" ( 2.77m x 2.79m)

Side window and economy seven heater.

## Outside

Communal gardens and allocated parking bays.



GROUND FLOOR

SHOWER ROOM  
AIRING CUPBOARD  
KITCHEN  
LOUNGE/DINER  
HALLWAY  
STORE  
BEDROOM TWO  
WARDROBE  
BEDROOM ONE

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 equipment 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	75
(81-91)	B	
(70-80)	C	
(55-69)	D	
(35-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

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