



Apartment 7, River View
High Street | Garstang | PR3 1WZ

MATTHEWS
BENJAMIN



APARTMENT 7, RIVER VIEW

HIGH STREET

Located in the heart of the historical Fairtrade town of Garstang is River View. Built in 1913, the façade of the former Garstang Town Council offices has been carefully re-built and incorporated into this new build apartment scheme blending the old and new. Apartment 7 is in the southwest of the building with a sunny aspect looking over the beautiful Memorial Gardens.

Being on the High Street you are within walking distance of some fabulous restaurants, shops and other amenities. This one bedroom, first floor apartment is ready to move into and has been finished to a high standard throughout and has the benefit of gas fired central heating and PVC double glazing. There is luxury vinyl flooring in the hall, kitchen and dining area and bathroom with carpets elsewhere. With open plan living kitchen, large double bedroom, study/dressing room and bathroom it is ideal for anyone who is downsizing and is seeking a property that is easier to run and maintain with the added bonus of being central for local facilities; it will equally well appeal to first time buyers or investors as residential letting is permitted under the lease as, with permission, is holiday rental.

The newly built apartment building has a lift to all floors, spacious communal areas, secure entry for residents and guests with CCTV monitoring of the building and parking areas. No. 7 has the benefit of a single designated parking space.

Garstang is a popular town with three supermarkets (Booths, Sainsburys and Aldi), a great range of independent shops, a choice of cafes, restaurants and bars, a popular weekly Thursday market and several regular community events throughout the year including the well visited Garstang Victorian Christmas Market. It has everything for those who wish to live without a car and has regular public transport links with buses to Lancaster, Preston and Blackpool throughout the day. The glorious unspoiled countryside of the Forest of Bowland AONB is readily accessible and the towns of Lancaster and Preston are 11.2 miles and 10.2 miles distant respectively.





ACCOMMODATION

A hardwood front door opens to the

HALLWAY

Spacious storage cupboard.

OPEN PLAN LIVING KITCHEN

Open plan with modern fitted wall and base units with Lamona integral fridge freezer, dishwasher and Lamona oven and hob with stainless steel extractor fan over. Stainless steel sink with mixer tap, complementary composite worktop and splash back and undercounter plumbing for a washing machine. Being on the front elevation there is an interesting aspect of the town centre.

BEDROOM

Fitted wardrobes.

STUDY/DRESSING ROOM

BATHROOM

Three piece white suite comprising paneled bath with shower over, pedestal wash hand basin and WC with complementary wall tiling.

OUTSIDE

The property has an allocated private parking space at the rear of the property. Visitor parking is also available. Parking is limited to private vehicles, no commercial vehicles or motorhomes are permitted.

DIRECTIONS

What3words **baffle.forgiven.poses**

Use **PR3 1WZ** for SatNav with reference to the directions below:

Traveling south from Lancaster on the A6 (Preston Lancaster Road) turn left onto Lancaster Road (B6430), go through the first roundabout taking the second exit and at the second roundabout take the first exit, River View is on the left hand side; private parking for the apartments is on the left hand side of the car park.







SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a Vaillant boiler in the bedroom wardrobes.

BROADBAND

Superfast speed available from Openreach of 1000 Mbps download and for uploading 220 Mbps.

MOBILE

Indoor: EE and Vodafone are both reported as 'limited' for Voice services. Three and O2 are reported as 'likely' for Voice services. EE, Three, Vodafone and O2 are all reported as 'limited' for Data services.

Outdoor: EE, Three, O2 and Vodafone are all reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Of-com.

TENURE

Long leasehold for the balance of a 250 year lease which commenced on 01.01.22. An annual service charge of £1000 (2023/24 figure) is payable, this covers upkeep of the main structure (but not windows), decoration externally and of the common parts, shared lighting, communal grounds and building insurance.

INCLUDED IN THE SALE

Fitted carpets, light fittings and integral kitchen appliances as described.

LOCAL AUTHORITY CHARGES

Wyre Council – Council Tax band C

GUIDE PRICE

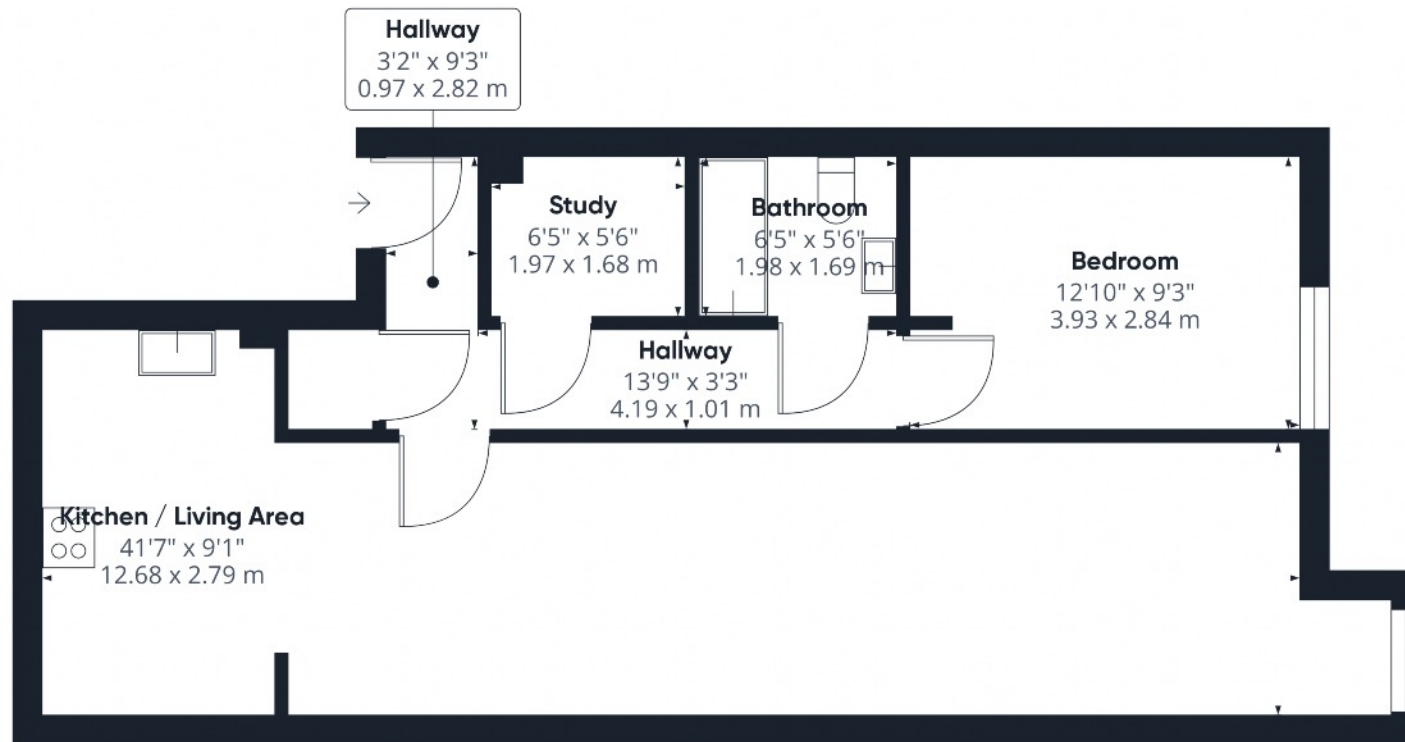
£180,000

RESERVATION FEE

£2000

NHBC warranty included

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾

691.91 ft²
64.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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