



**Samuel Street, Preston, PR1 4YJ**

**Price: £35,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		

- Gas central heating
- Double glazing
- Duplex apartment
- Balcony
- Cash Buy Only
- Ideal BTL Investment
- Located close to local amenities
- Priced to sell

# Samuel Street, Preston

## FULL DESCRIPTION

This spacious two bedroom duplex second floor apartment comprises hallway, lounge, balcony, two bedrooms and a bathroom. The home is warmed by radiators and double glazing. Priced to sell. Cash Buy only.

## BROADBAND COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

## MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## HALLWAY

9' 9" x 5' 8" (2.99m x 1.75m)

## LIVING ROOM

14' 11" x 12' 11" (4.55m x 3.96m)

## BALCONY

## KITCHEN

10' 9" x 7' 1" (3.30m x 2.17m)

## LANDING

7' 3" x 5' 10" (2.22m x 1.79m)

## BEDROOM

11' 5" x 9' 4" (3.49m x 2.87m)

## BEDROOM

12' 11" x 8' 5" (3.96m x 2.59m)

## BATHROOM

6' 11" x 6' 2" (2.13m x 1.88m)

## TENURE

The property is **Leasehold**

## COUNCIL TAX

Band "A"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29



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F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

## PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

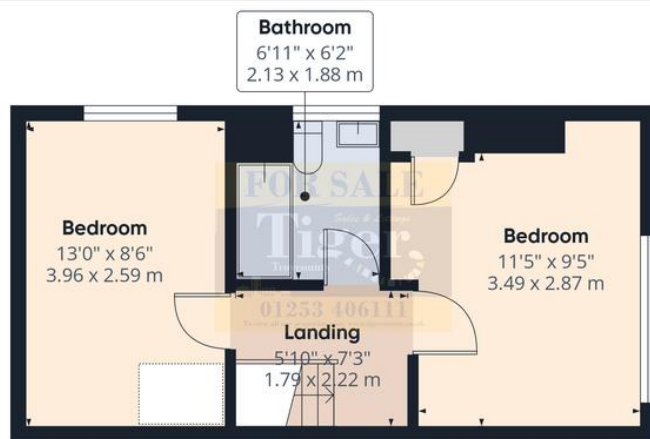
14/05/2026



# Samuel Street, Preston



Ground Floor



Floor 1



**Approximate total area<sup>0</sup>**  
612 ft<sup>2</sup>  
57 m<sup>2</sup>

**Reduced headroom**  
11 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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