

26 Light Buildings, Lumen Court,  
Preston

**Asking Price: £115,000**

 **Reeds Rains**

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TBC

### Communal Entrance

0 x 0  
Secure intercom entrance.

### Entrance Hallway

0 x 0  
Neutral decor, Laminate flooring.

### Bedroom One

3.53 x 3.2  
Neutral decor and laminate flooring. Double glazed window. Ceiling light point. Door to the en-suite.

### En-suite

0 x 0  
Neutral decor, Part tiled, Three piece white suite comprising of single shower cubicle, wash hand basin, low flush W.C. towel rail. Tiled flooring.

### Bedroom Two

3.4 x 2.46  
Neutral decor and laminate flooring. Double glazed window. Ceiling light point.

### Bathroom

0 x 0  
Neutral decor, Part tiled, Three piece white suite comprising of panelled bath with shower over, wash hand basin, low flush W.C, towel rail, Tiled flooring.

### Floorplan

0 x 0

### Exterior

0 x 0  
There is electric gates to access the building.

### Open Plan Lounge Kitchen

5.97 x 2.97

KITCHEN:- Beautiful fitted modern kitchen with a selection of wall and base units with

complementing work surfaces, Integrated oven and hob with extractor over. Integrated fridge, freezer, Single sink unit with drainer. Tiled flooring. Open plan to the lounge.

LOUNGE:- Neutral decor and laminate flooring, Juliet style balcony. Electric storage heater. Ceiling light point.

### Ground Floor

0 x 0

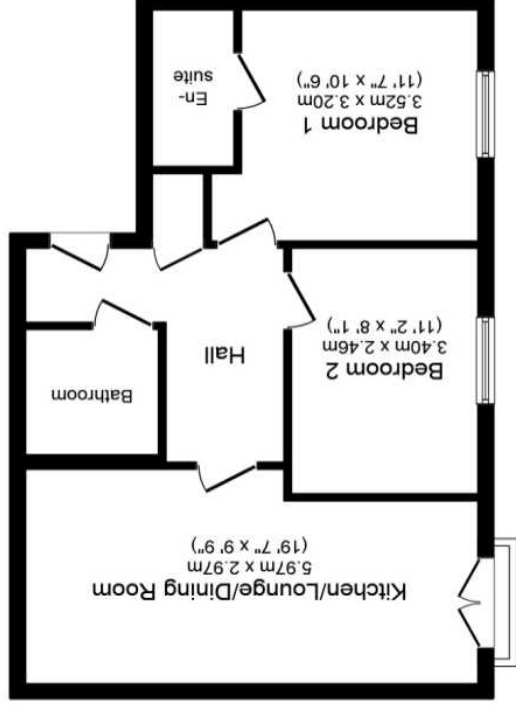
### First Floor

0 x 0

All Measurements are Approximate.  
Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. No to Scale. For illustrative purposes only.

For full EPC please contact the branch.



First Floor Plan

Total floor area 50.0 sq. m. (538 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.