



## 14 THE PARK APARTMENTS LONDON ROAD PRESTON, BN1 6YL

LEASEHOLD

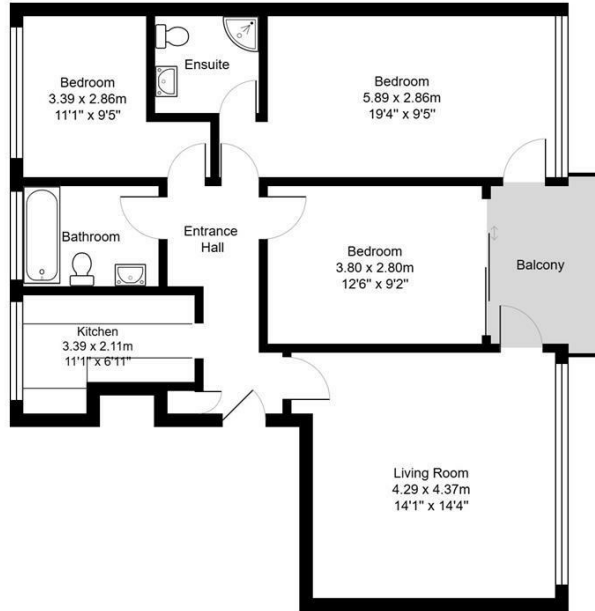
Guide Price £300,000 - £325,000. A truly exceptional, bright, and spacious fourth-floor apartment, offered in immaculate condition throughout. Boasting three generous bedrooms, this contemporary home features a modern kitchen, stylish bathroom, and a luxurious en-suite. The impressive lounge/diner opens out onto a large balcony, perfect for outdoor entertaining or simply enjoying the stunning views across Withdean Park. Dual aspect windows flood the apartment with natural light, further enhancing the sense of space and providing picturesque vistas of the park.

**Nicholas  
James**

SALES LETTINGS AUCTIONS



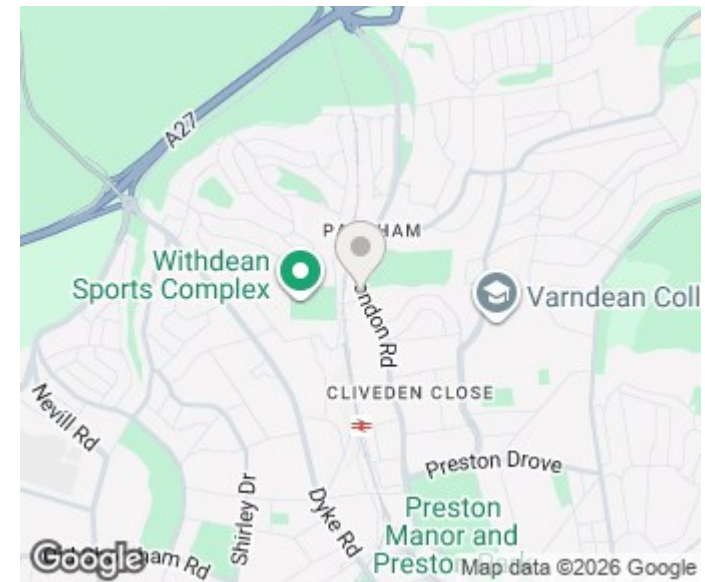




Park Apartments

Total Area: 77.8 m<sup>2</sup> ... 838 ft<sup>2</sup> (Excluding Balcony)

All measurements are approximate and for display purposes only.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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