




Holdens
ESTATE AGENTS

3 Cortusa Drive, Longridge

Fixed Price **£55,000**


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3 Cortusa Drive

Longridge, Preston

Modern two-bedroom end mews in central Longridge. Available at 25% shared ownership. Open-plan living, garden, parking. Ideal for first-time buyers. Option to staircase to full ownership.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

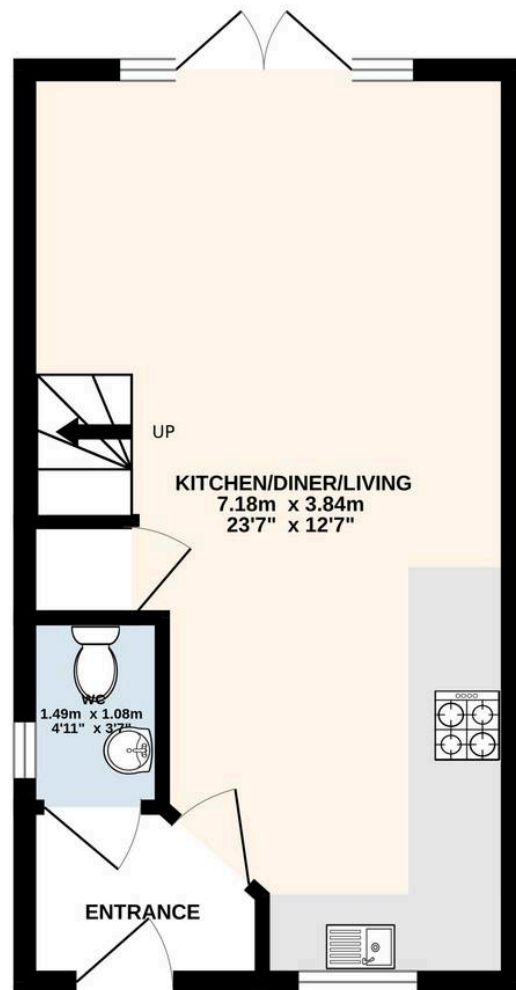
- Available to purchase on a 25% Shared Ownership basis – an affordable way to step onto the property ladder.
- Modern two-bedroom end mews home, beautifully presented throughout.
- Spacious open-plan kitchen, dining and living area, perfect for modern living.
- Ground floor WC, two generous bedrooms and a contemporary family bathroom.
- Enclosed rear garden, ideal for relaxing and entertaining.
- Allocated off-road parking space to the front of the property.
- Located in the heart of the popular market town of Longridge, close to shops, cafés, pubs and everyday amenities.
- Excellent access to countryside walks, Preston and surrounding transport links.
- Opportunity to staircase to 100% ownership, eventually owning the freehold (subject to the terms of the scheme).
- Monthly rent on the remaining 75% share is £354.27, with a £12.44 monthly service charge,



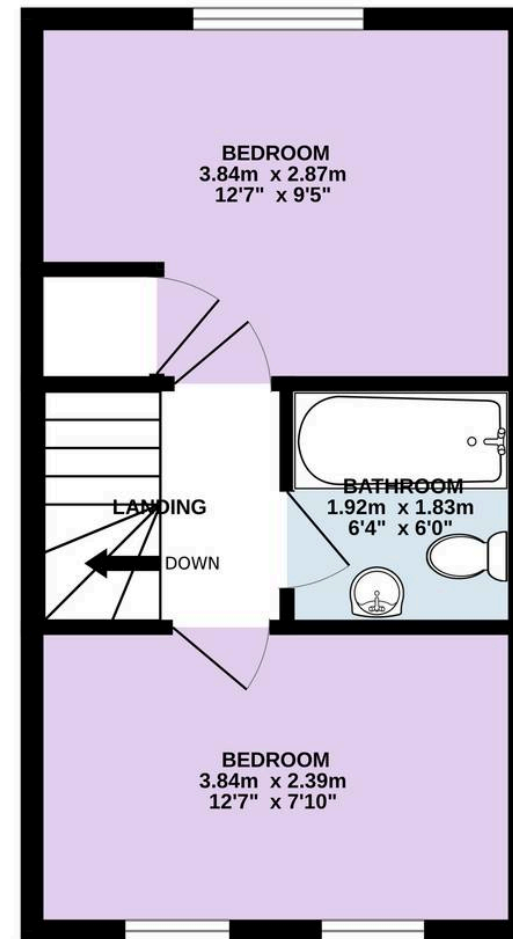




GROUND FLOOR
27.6 sq.m. (297 sq.ft.) approx.



1ST FLOOR
27.6 sq.m. (297 sq.ft.) approx.



TOTAL FLOOR AREA : 55.2 sq.m. (594 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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