

# GUILDHALL

SALES & LETTINGS



**137 Canterbury Halls Garstang Road, Preston, PR1 1AL**

**£70,000**

We are proud to welcome this fantastic opportunity to purchase a studio apartment within the popular student accommodation of Canterbury Hall.

Featuring fitted wardrobes and desks, fitted kitchenette and a three piece en suite, this is a great investment opportunity for rental investors.

The five-storey development includes communal areas which consist of a stunning roof terrace, lounge with a fitted kitchen, gym, launderette and cinema room.

For further information or to arrange a viewing, please call our team on 01772 769999 at your earliest convenience.

**Entrance**

Communal hallway to studio flat.

**Studio 18'7 x 13'1 (5.49m'2.13m x 3.96m'0.30m)**

Two UPVC double glazed windows, central heating radiator, smoke detector, extractor fan, mix of gloss wall and base units, stainless steel sink and drainer with mixer tap, integrated microwave oven with two ring induction hob and extractor hood, fitted desk, shelving unit, fitted wardrobe, part lino flooring and door to en suite.

**En Suite 7'9 x 5'3 (2.13m'2.74m x 1.52m'0.91m)**

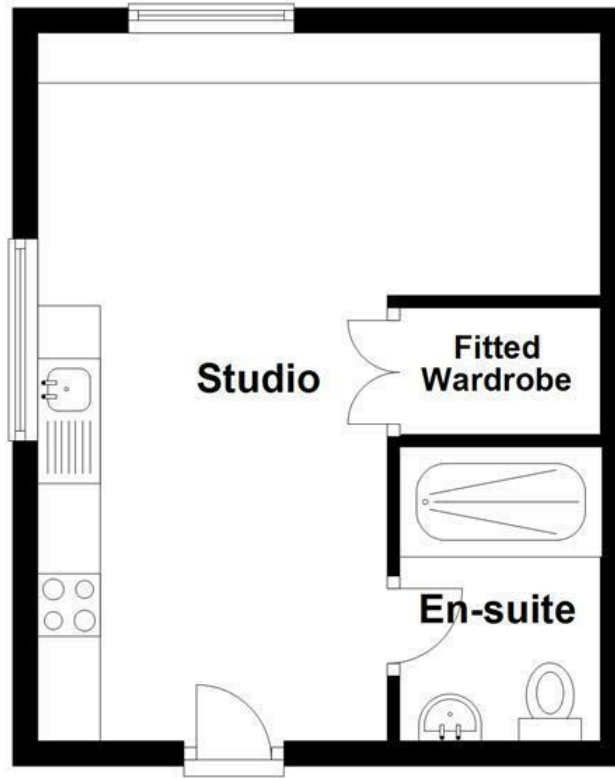
Direct feed shower enclosed, pedestal wash basin with mixer tap, dual flush WC, extractor fan, maintenance cupboard and lino flooring.

**Exterior**

Communal access to carpark, roof terrace, launderette, gym, cinema, seating area and kitchen.

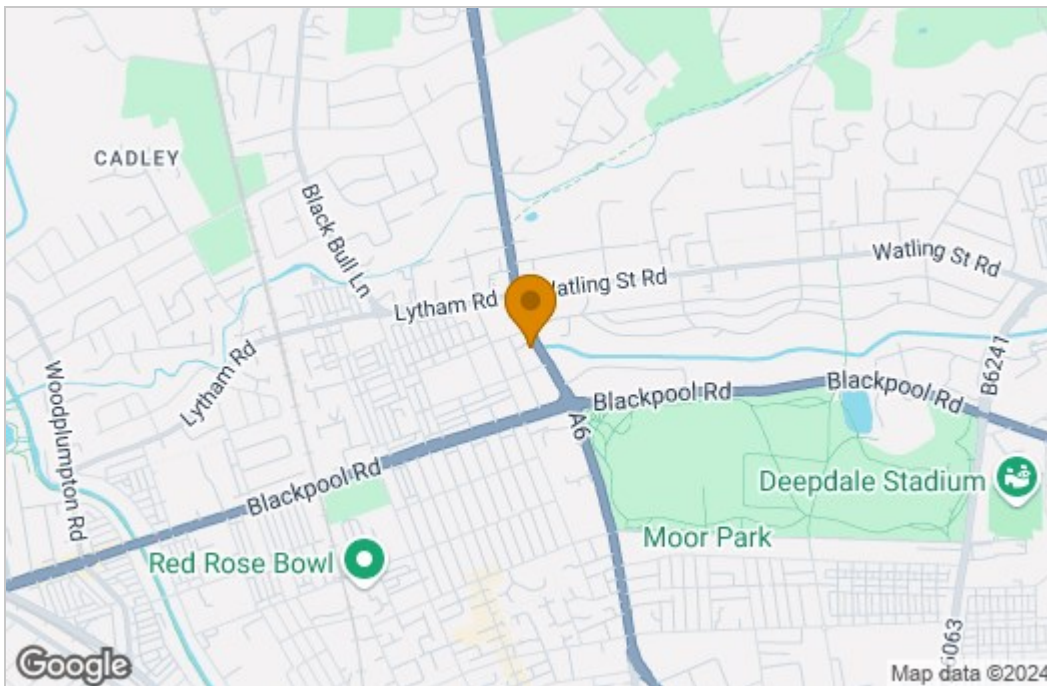
# Floor Plan

## Ground Floor

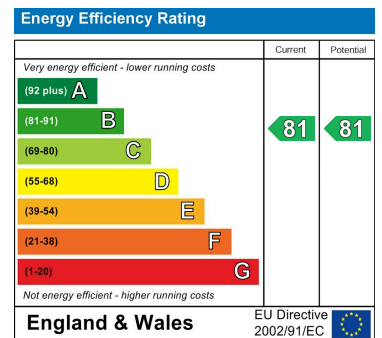


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.