

# GUILDHALL

SALES & LETTINGS



## Jubilee Court Fylde Road

, Preston, PR1 2XP

Asking Price £30,000



Guildhall sales & lettings are proud to present to the market this one-bedroom student apartment located on Fylde Road in Preston. This delightful property is perfect for those searching for a great investment opportunity.

Situated close to the university and within walking distance to the town centre, this property offers not just a place to live but a lifestyle for those students that choose to reside here. The excellent location ensures convenience and accessibility to all amenities, making daily life a breeze.

This property has many boxes ticked, including a shared kitchen and communal areas such as a gym, games room, cinema room and laundry room. Everything you would need is right here on site!

If you are looking for an investment property in an excellent location, this one-bedroom apartment ticks all the boxes. Don't miss out on the chance to own a piece of this vibrant and thriving community.

For further information or to arrange a viewing please contact our sales team at your earliest convenience by telephone 01772 769999 or by email at [info@guildhallsales.co.uk](mailto:info@guildhallsales.co.uk)



### Bedroom 9'7' x 9'3' (2.92m' x 2.82m')

Double glazed window, electric radiator, ceiling spot lights, built in storage with built in office space and desk, access into En-suite.

### En-suite 5'6' x 4'6' (1.68m' x 1.37m')

Laminate flooring, shower cubicle, wash basin with tiled splash back and toilet.

### Shared kitchen

Fitted with a range of high gloss wall and base units with laminate work surfaces and tiled splashbacks, sink, drainer and mixer tap, electric hob with an electric oven and extractor hood, space for fridge and freezer, vinyl flooring.


### Agents notes

Property also has access to fully kitted out communal areas, such as a gym, games room, cinema room and laundry room.

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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