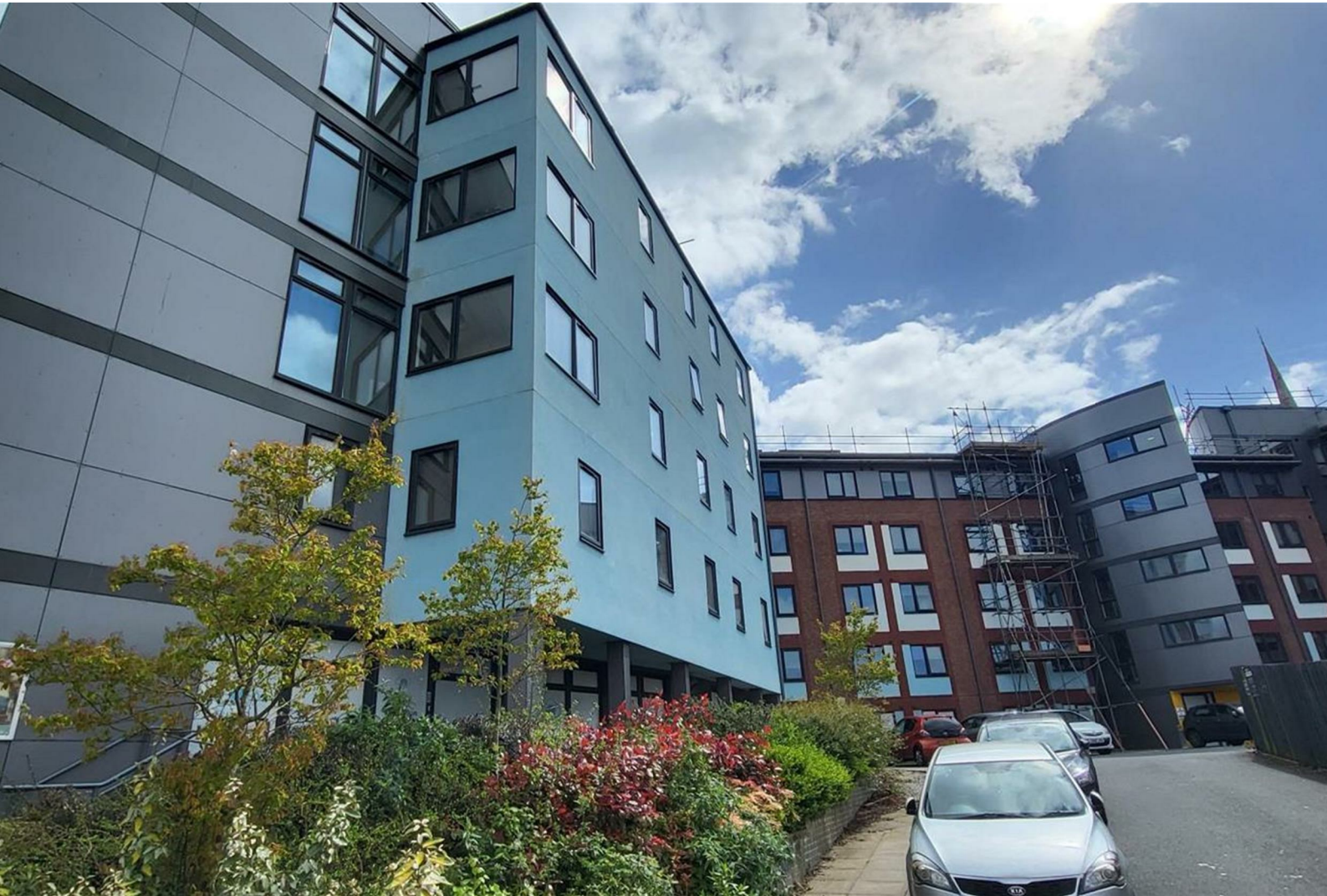


# GUILDHALL

SALES & LETTINGS



## Jubilee Court Fylde Road

, Preston, PR1 2XP

£25,000



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 9'10" x 7'2" (3.0 x 2.2)

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

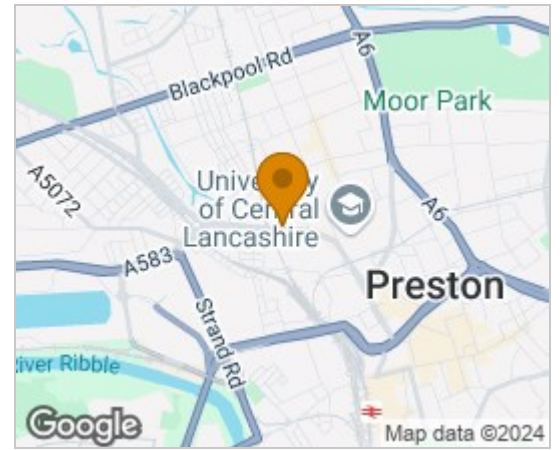
### En Suite 3'7" x 4'11" (1.1 x 1.5)

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

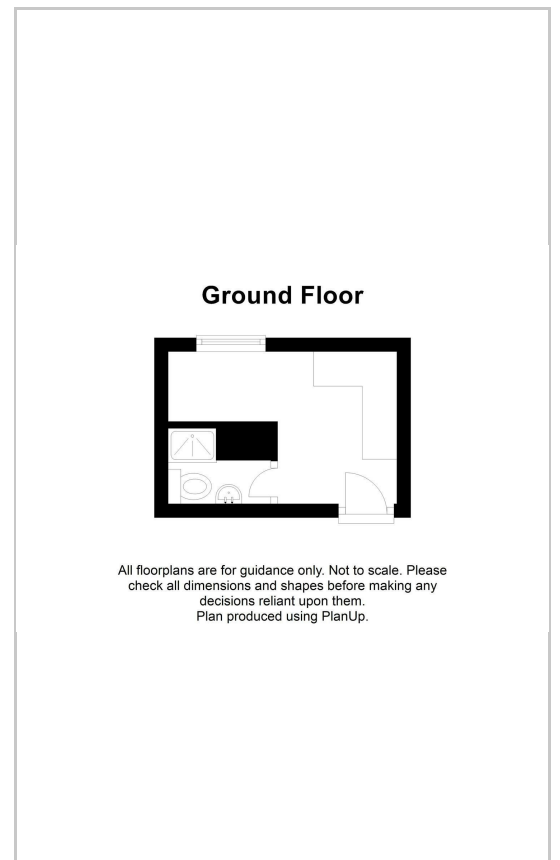
### Shared Kitchen

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.

### Area Map



### Floor Plans



### 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	

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.

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