

# GUILDHALL

SALES & LETTINGS



## Canterbury Halls Garstang Road

, Preston, PR1 1AL

Offers Over £70,000

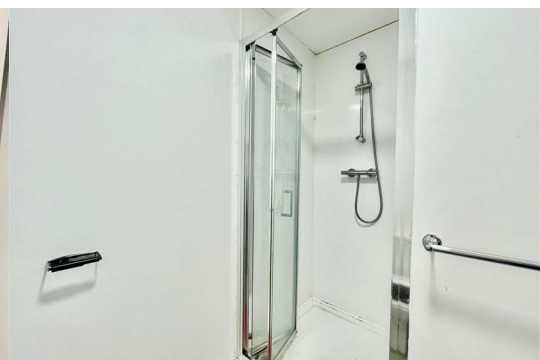


We are proud to welcome this fantastic opportunity to purchase a studio apartment within the popular student accommodation of Canterbury Hall.

Featuring fitted wardrobes, a kitchenette and a three piece en suite, this is a great opportunity for buy to let investors and is not to be missed!

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 (5.66m x 3.99m)

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.

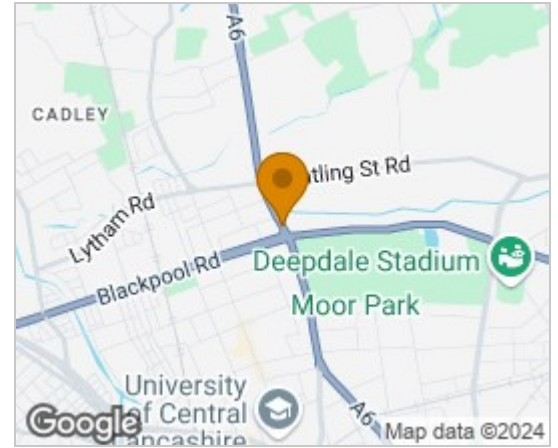
## En Suite 7'9 x 5'3 (2.36m x 1.60m)

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

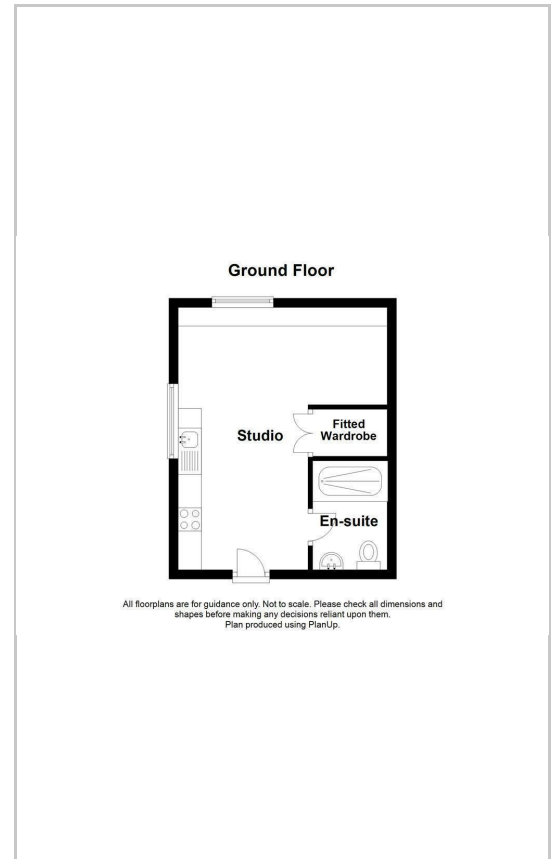
## Exterior

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

## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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