

# GUILDHALL

SALES & LETTINGS



## B27 Leighton Hall Leighton Street , Preston, PR1 8RH

PERFECT OPPORTUNITY TO PURCHASE RARE SIX-BEDROOM APARTMENT

This six-bedroom flat is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect a rental investor looking for something thats ready to go, the property boasts six isolated bedrooms all with en-suite and a communal kitchen.

Comprising briefly, entrance via a call for access door, to the fourth floor. Enter into the hallway which has doors to all six bedrooms, all with en-suite and built in desk space as well as wardrobes, to the end of the hall is a store room and to the opposite end is a spacious communal kitchen with fitted kitchen space.

For further information or to arrange a viewing please contact our sales team at your earliest convenience. To preview properties coming to the market with Guildhall please follow our social media Facebook : Guildhall Sales & Lettings and Instagram @guildhall\_ea

Offers Over £160,000

# B27 Leighton Hall Leighton Street

, Preston, PR1 8RH



- Six Bedroomed Student Accommodation
- Communal Area
- Viewing Is Essential

- Town Centre Location
- Gated Access
- EPC Rating C

- 6 Bedrooms With En Suite
- Ideal For Investors
- Leasehold

## Hallway

40'6 x 6'9 (12.34m x 2.06m)

## Kitchen

23'3 x 11'2 (7.09m x 3.40m)

## Room F

17' x 8'1 (5.18m x 2.46m)

## En Suite

6'2 x 4' (1.88m x 1.22m)

## Room E

17'1 x 7'7 (5.21m x 2.31m)

## En Suite

6'2 x 4' (1.88m x 1.22m)

## Room D

17'3 x 8'3 (5.26m x 2.51m)

## En Suite

## Room C

16'11 x 7'8 (5.16m x 2.34m)

## En Suite

6'3 x 4' (1.91m x 1.22m)

## Room B

16'11 x 8'2 (5.16m x 2.49m)

## En Suite

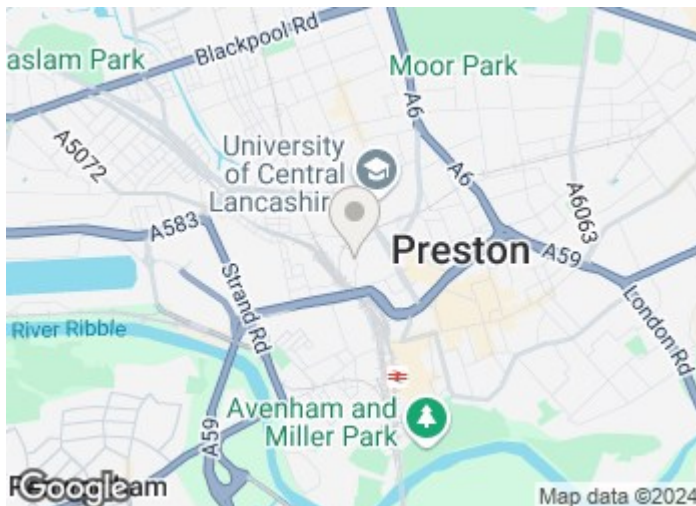
6'1 x 4' (1.85m x 1.22m)

## Room A

16'11 x 7'6 (5.16m x 2.29m)

## En Suite

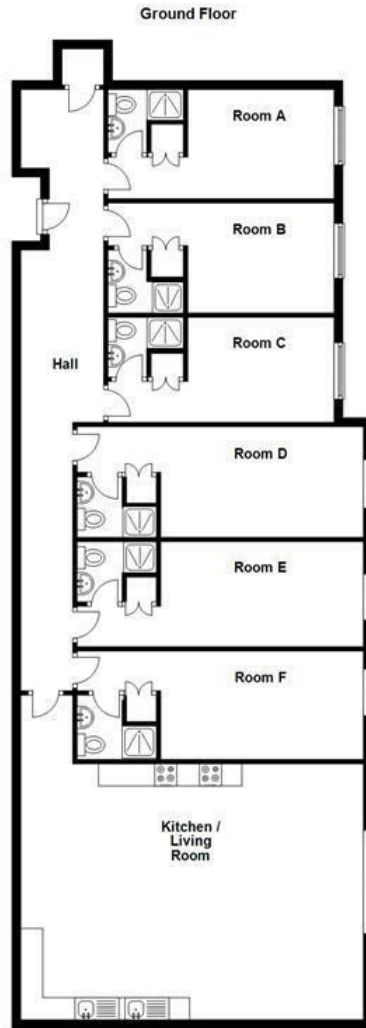
6'2 x 4' (1.88m x 1.22m)



Directions



# Floor Plan



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.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	