



## 2a Chapel Hill

Longridge, Preston, PR3 3JY



**£850 Per Month**

We are delighted to introduce to the rental market this first floor two bedroomed apartment set over two floors, conveniently located within walking distance to the market town of Longridge. Recently renovated this lovely apartment would make an ideal home. The property comprises of a secure communal entrance, stairs lead up into your private apartment where there is an entrance porch leading to an open plan kitchen/dining/living room, bedroom and a WC, up the stairs to the second floor there is another large bedroom and a shower room. EPC Rating D. Council tax band A.

Please note a holding deposit equivalent to one weeks rent is required to secure the property. This is fully refundable subject to successful referencing.





## FIRST FLOOR APARTMENT

### Entrance Porch

Boiler/meter cupboard with storage space, downlights, intercom phone, stairs to first floor, door to kitchen living room.

### Open Plan Kitchen/Dining/Living room

31'4" x 13'8" (9.571 x 4.168)

uPVC double glazed windows to front and side, base units, wall units and worktops, one and a half bowl stainless steel sink and drainer, space for washing machine, oven with grill, four ring induction hob and extractor, integrated under counter fridge, integrated under counter freezer, breakfast bar, two radiators, feature fireplace, further uPVC double glazed window to side in living area, under stairs storage cupboard, door to bedroom, door to downstairs WC.

### Bedroom 2

9'11" x 9'1" (3.041 x 2.789)

uPVC double glazed window to side, radiator.

### WC

5'0" x 3'2" (1.542 x 0.975)

WC, basin with vanity unit, wall mounted mirror, towel radiator.

## SECOND FLOOR

### Landing

Doors to bedroom one and shower room.

### Bedroom 1

18'7" x 13'5" (5.670 x 4.111)

uPVC double glazed window to side, uPVC double

glazed Velux skylight window, two tall radiators, downlights, ample eaves storage cupboard, walk in wardrobe with radiator and downlights, large storage cupboard.

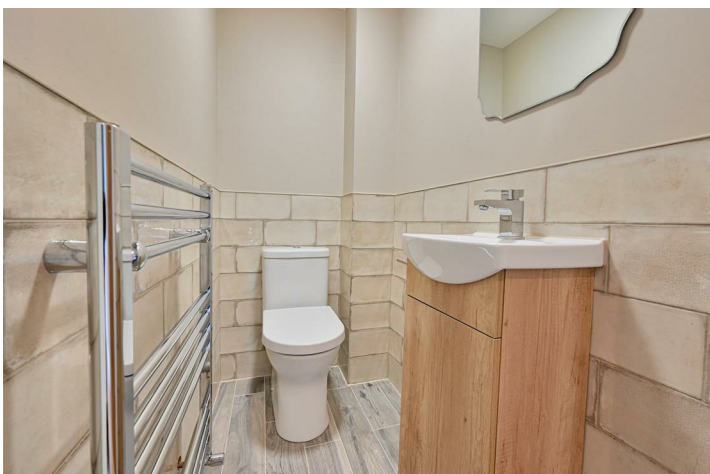
### Shower room

9'5" x 5'8" (2.881 x 1.749)

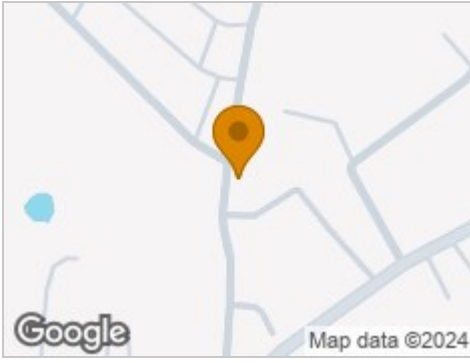
Basin with vanity unit, wall mounted mirror with built in light, towel radiator, walk in shower, WC, uPVC double glazed Velux skylight window, downlights.

## PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



## Road Map



## Hybrid Map



## Terrain Map



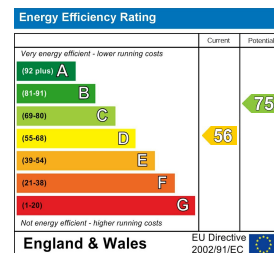
## Floor Plan



## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### **Misdescriptions Act**

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