



**58 - 60 Guildhall Street, Preston, PR1 3NU**

**£184 Per Week**

MODERN 1 BEDROOM FLAT FOR RENT, CLOSE TO SHOPS, TRANSPORT AND RECREATION SPACES.

This one bedroom flat would ideally suit a single tenant and benefits from both a modern kitchen and bathroom as well as being located in a prime city centre location.

COMES FURNISHED.

AVAILABLE FROM 23.07.2025

- PRIME CITY CENTER LOCATION
- CLOSE TO UCLAN
- WILL BE FURNISHED THROUGHOUT
- AVAILABLE FROM 23.07.2025
- SHOPS & AMENITIES NEARBY
- 1 BEDROOM APARTMENT
- CLOSE TO AVENHAM PARK RECREATION GROUNDS
- PRESTON STATION 0.3 MILES
- MODERN INTERIOR
- WALK TO RIVER RIBBLE



COMMUNAL LOBBY



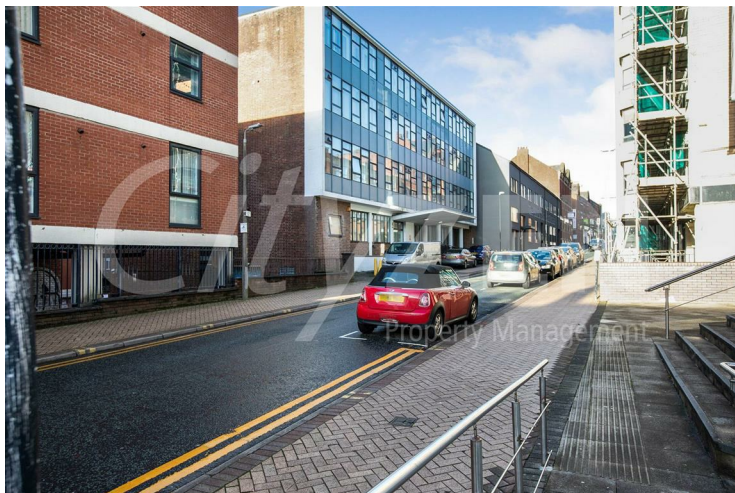
HALLWAY



PARK HOUSE



SHOWER ROOM



GUILDHALL ROAD



RECEPTION ROOM





RECEPTION ROOM



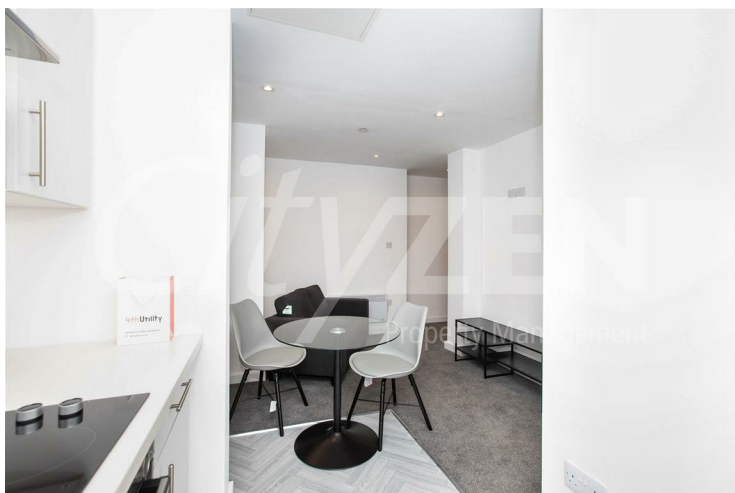
BEDROOM



KITCHEN



BEDROOM



RECEPTION ROOM



BEDROOM



RECEPTION ROOM



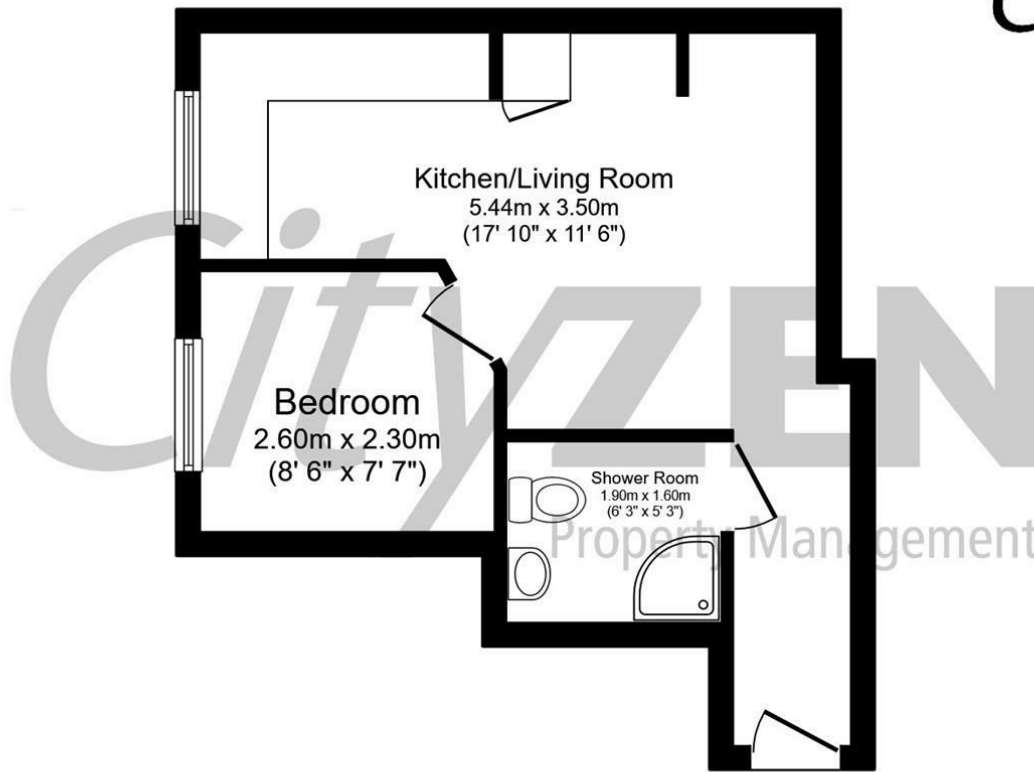
RECEPTION ROOM



RECEPTION ROOM

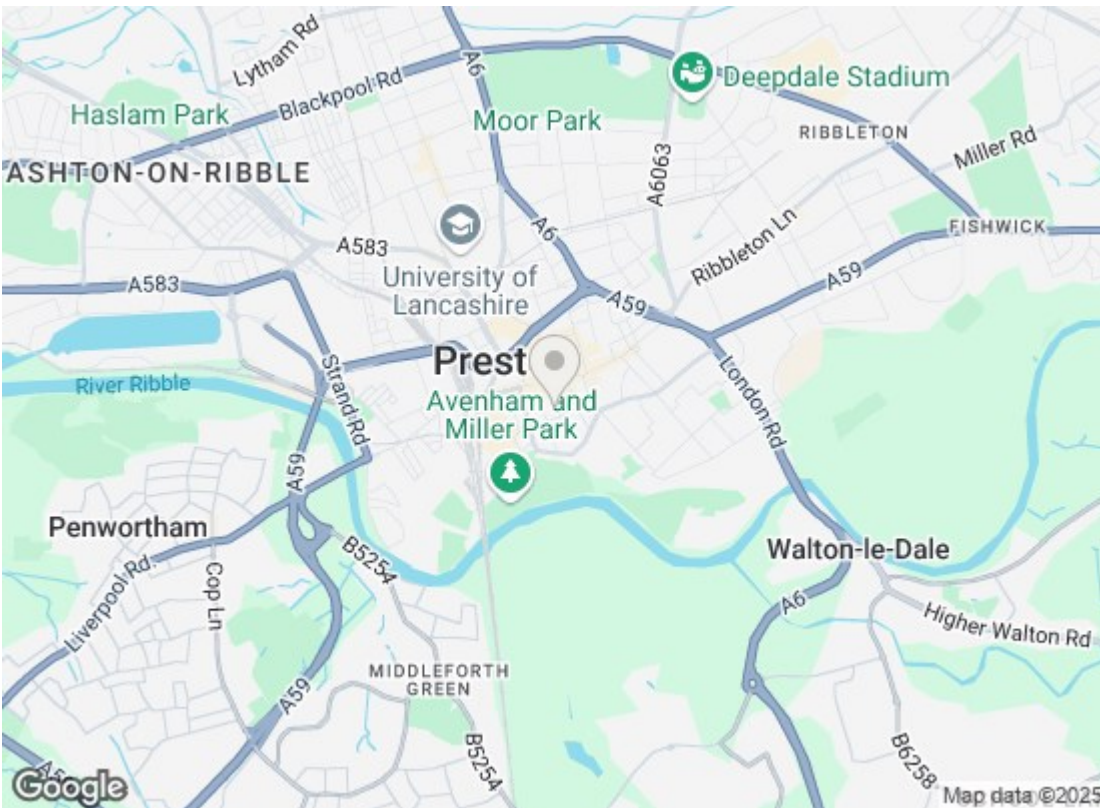


RECEPTION ROOM



Total floor area 27.9 m<sup>2</sup> (300 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.