



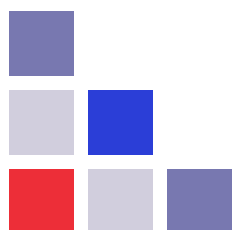
# Charles House

*City Centre Apartment*

Winckley Square, Preston PR1 3AW

Hazelwells are delighted to offer to let this spacious ground floor, furnished apartment located on Winckley Square. The property offers well presented which accommodation briefly comprises; communal hallway, hall, open plan living room with a fully equipped kitchen; fridge freezer, washer/dryer, dishwasher, wine fridge, oven, electric hob, double bedroom and shower room. Situated in the very popular location of Winckley Square providing easy access to all city centre amenities, a 5 minute walk to the train station. Winckley Square Gardens, Avenham & Miller Parks on your doorstep.

£115,000



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## Hall

Storage cupboard housing hot water tank.

## Living room

Open plan kitchen and living space. A modern fitted kitchen with integrated appliances; fridge freezer, dishwasher, washer dryer, wine cooler, instant boil tap, oven, hob & extractor. Open plan to the living area with double glazed window and electric heater.

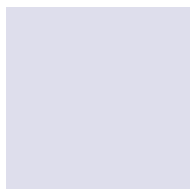
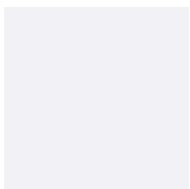
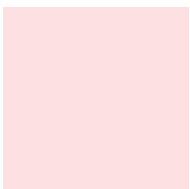
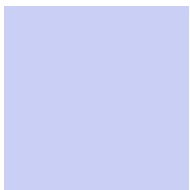
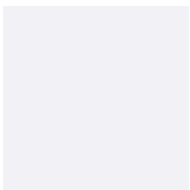
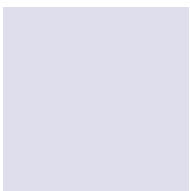
## Bedroom

Double bedroom with double glazed window and electric heater.

## Shower room

Tiled floor to wall with wc, wash hand basin inset vanity unit, walk in shower with overhead waterfall shower.

Approx. 40 sqm (430SQFT)





Ideal buy to let with rental in the region of £800pcm / £9,600pa.

We have been advised that the Tenure is Leasehold 250 years from 2021

Ground Rent: £134.00 per annum

Service Charge: £1800.00 per annum

Insurance: £450.00 per annum



If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.



