

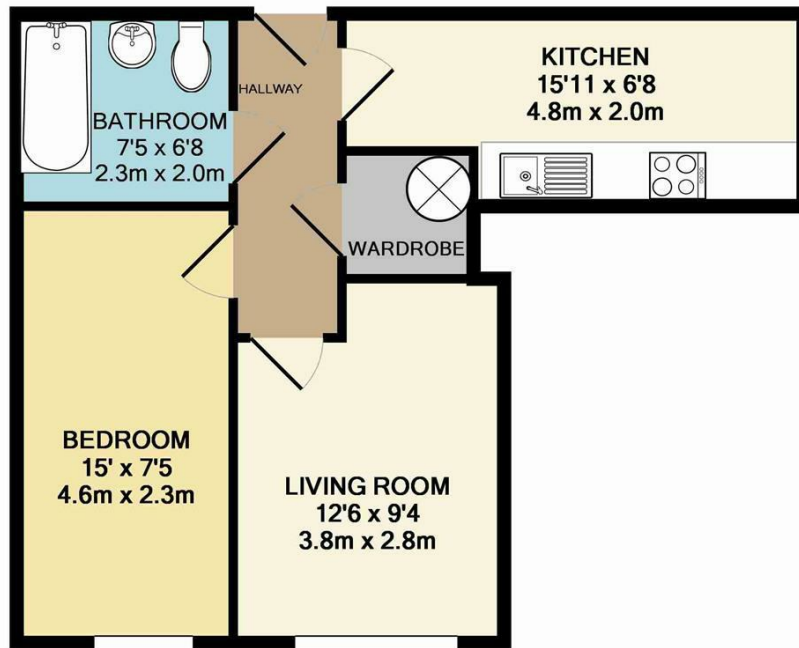


20 CUBIC BIRLEY STREET LANCASHIRE, PR1 2AQ

£800 PCM

Executive modern apartment set in a prime location within a short walking distance to the university of central Lancashire and convenient for the city centre. This apartment is presented to a high standard throughout and comprises of: a communal hall with lift facility giving access to all floors, entrance hall, superb open plan lounge and modern light beech fitted kitchen with integrated appliances, one good sized bedrooms and an elegant white bathroom suite. UPVC double glazed windows and electric heating, fully furnished to a high standard. Available 01st August 2024

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TOTAL APPROX. FLOOR AREA 429 SQ.FT. (39.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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