

**Fabulous 2 Bedroom Apartment**

Set Within the Historic St. Marks Church Building

Spacious and Bright Living with Solid Wood Flooring

Full Length Character Windows Opening Out Onto Beautiful Stone Balconies

1 Designated Parking Bay and Plenty of Off Road Spaces

Excellent Location for Central Preston

EPC = C

One Month Advance Rent plus payable plus a Bond of £600



Fabulous 2 bedroom apartment within the historic St. Marks Church building. Spacious and bright living room with integral open plan kitchen area and solid wood floors throughout. The living room and bedrooms have full length character windows opening out onto beautiful stone balconies. This apartment has access to a full laundry area with washing machines and tumble driers. There is also addition storage space available outside the unit. This apartment has 1 designated parking bay and plenty of off road spaces. Excellent location for central Preston. EPC = C

**Bond Applies**

**For an appointment to view call 01772 633399 or email**  
**[info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)**





## ACCOMMODATION

### Lounge

Bright and airy living room with solid wood flooring, ceiling light, two matching wall lights and storage heaters. Large floor to ceiling windows to front elevation allow natural light to enter.

### Kitchen

Open plan kitchen with range of eye and base level units with grey speckled worktops. Built in oven with four ring hob and cooker hood above. Stainless steel sink with mixer tap and drainer, mosaic tile effect flooring, ceiling light and intercom.

### Bedroom 1

Master bedroom with floor to ceiling window allowing ample natural light to enter with door leading to balcony. Storage heater and ceiling light.

### Bedroom 2

Second bedroom with ceiling light, storage heater and floor to ceiling window.

### Bathroom

Three piece suite in white comprising low flush WC, hand wash basin with pedestal and panel bath with overhead shower attachment. Part tiled walls, lino flooring, extractor fan and heated towel rail.

**Council Tax Band =**

### Notice

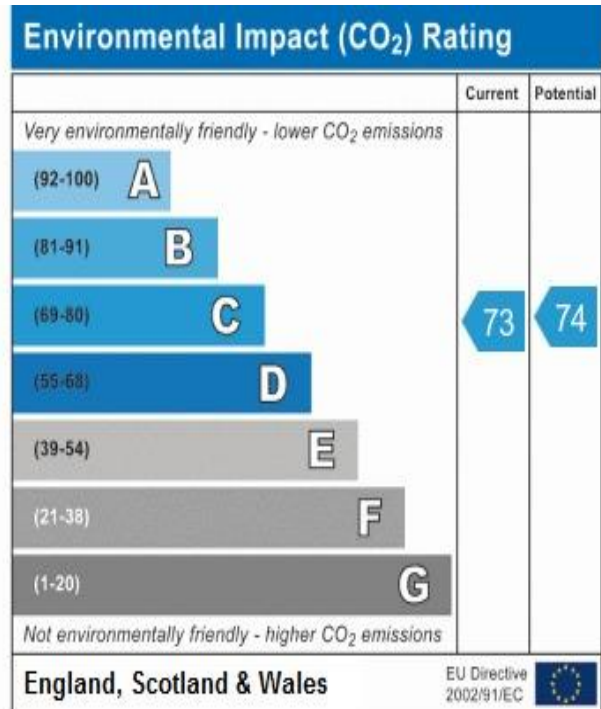
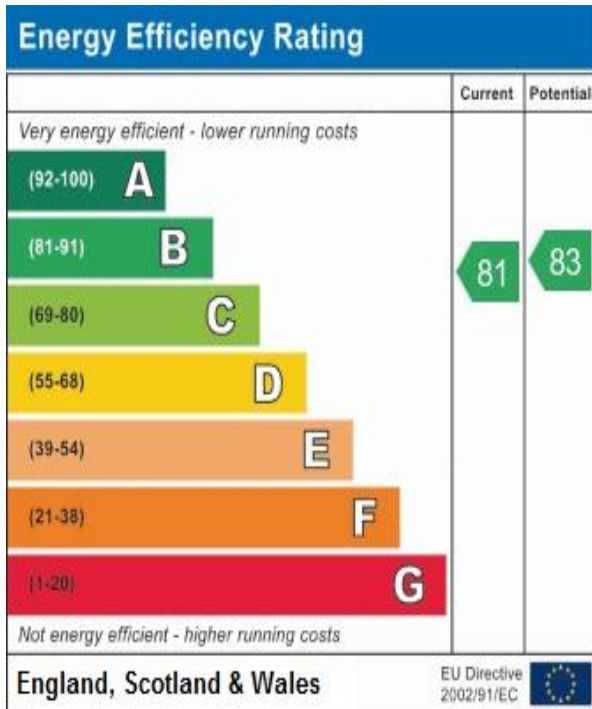
Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.







## EPC Chart



Address:  
St Marks Road

## **Terms & Conditions**

It is a legal requirement that all residential properties and many commercial properties have an Energy Performance Certificate (EPC) before they can be presented for sale or to let.

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## **Arrange A Property Valuation**

If you are thinking of selling or letting your property tempoestates.co.uk will be more than happy to provide you with a free valuation without obligation, to arrange a valuation please call our team on 01772 633399 or email [info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)