



## Lea Road, Lea, Preston

£675

Ben Rose Estate Agents are delighted to bring to the rental market this lovely, 1 bedroomed top floor, spacious flat located in a well-kept peaceful development. This property is ideally placed near to the city of Preston and is surrounded by local schools, supermarkets, and amenities. This apartment would be ideal for a couple or single person. There are also fantastic travel links via nearby train stations and is a short walk to Preston Marina and other attractions. Internally upon entering you'll find a generous kitchen, complete with plenty high gloss walnut cabinets, breakfast bar seating, washing machine, under counter fridge, 4 ring electric hob & oven. A separate good size, light and airy living area complete with furnishings. 1 double bedroom, complete with double bed and built in wardrobes. Completing this delightful apartment is a three-piece shower room, underfloor heating to the lounge and kitchen and plenty of built in mirrored storage cupboards in the hallway. The property also benefits from Car parking spaces for residents. (not allocated)

Please note, No Pets Allowed.
















# BEN ROSE



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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