

Flat 11, 1 Pole Street, Derby Court, Preston, Lancashire, PR1 1DX  
£1,200 Per Month

- Spacious two-floor flat
- £1200/month, bills included
- City centre location
- One reception room
- Apartment on Pole Street
- Modern high-standard finish
- Two double bedrooms
- Minutes to bus station
- Built in 1920
- Viewing recommended

# 1 Pole Street, Preston PR1 1DX

Welcome to this charming apartment located on Pole Street/Church Street in the desirable City Centre of Preston. This spacious second-floor flat, which is set over two floors, offers a delightful blend of modern living and classic character, having been built in 1920.

The apartment features a well-appointed reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, this property is ideal home with stylish and convenient living space. The bathroom is thoughtfully designed, ensuring both comfort and functionality.

Finished to a high standard, this modern apartment boasts contemporary fixtures and fittings throughout, providing a welcoming atmosphere. The generous layout allows for plenty of natural light, creating a bright and airy environment that you will love coming home to.

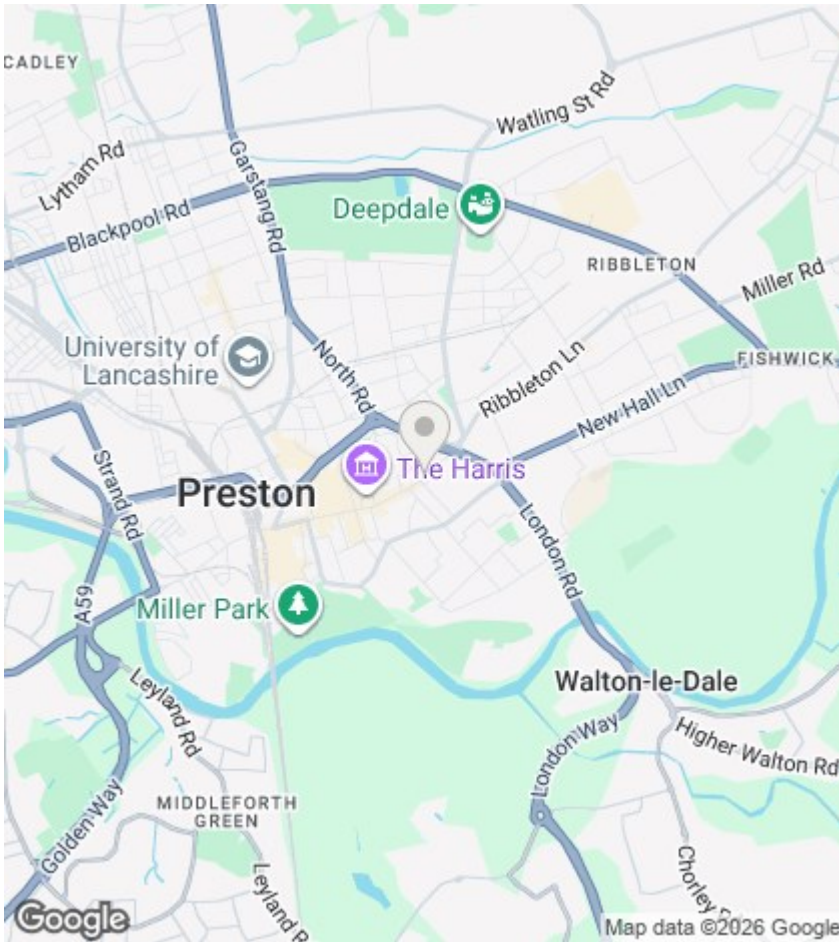
For your convenience, the monthly rent of £1,200.00 includes gas, electric, and water, making budgeting straightforward and hassle-free.

This property is not just a place to live; it is a home that offers both comfort and style in a vibrant community. Don't miss the opportunity to make this lovely apartment your own.



Council Tax Band: B





## Directions

## Viewings

Viewings by arrangement only. Call 01772 888 887 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	
(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	