# Sandown Court, Preston, Lancashire PR1 3RP
# £850 PCM

Lifestyle Sales and Lettings are delighted to offer this well-presented two-bedroom apartment situated on the 8th floor of a popular development, perfectly located within walking distance of Preston City Centre. The property enjoys easy access to local amenities, commuter links, and leisure facilities.

The accommodation briefly comprises an entrance hallway, a modern three-piece bathroom suite with a shower over the bath, a spacious lounge, a contemporary fitted kitchen, and two double bedrooms. The apartment benefits from electric heating, uPVC double glazing, secure entry, and a 24-hour on-site caretaker. Residents will also enjoy stunning panoramic views across Preston.

Please note: parking is not included. A parking space may be available by separate arrangement with the block management company for an additional fee.

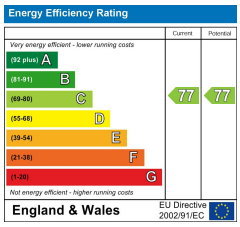
Important Information:
To meet the referencing requirements for this property, applicants must have a combined annual household income of at least £28,500. Please ensure you meet this criterion before requesting a viewing.

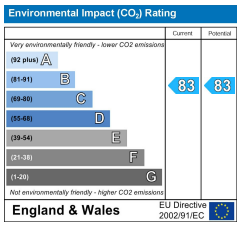
Early viewing is highly recommended as this exceptional apartment is expected to attract strong interest.

**Disclaimer:**
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings. For further information please call our 24/7 enquiry line on 01706 823 131



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