

# GUILDHALL

SALES & LETTINGS



## 16 Cross Street

, Preston, PR1 3AJ

Offers Over £59,950



Guildhall Sales & Lettings are thrilled to present to the market this great sized studio apartment situated within the middle of Preston City Centre and close to Avenham Park and Winkley Square. The property comprises of; Entrance Hallway, open plan Living/Bedroom and Kitchen with fitted appliances and a three piece bathroom suite. Externally there is resident parking.

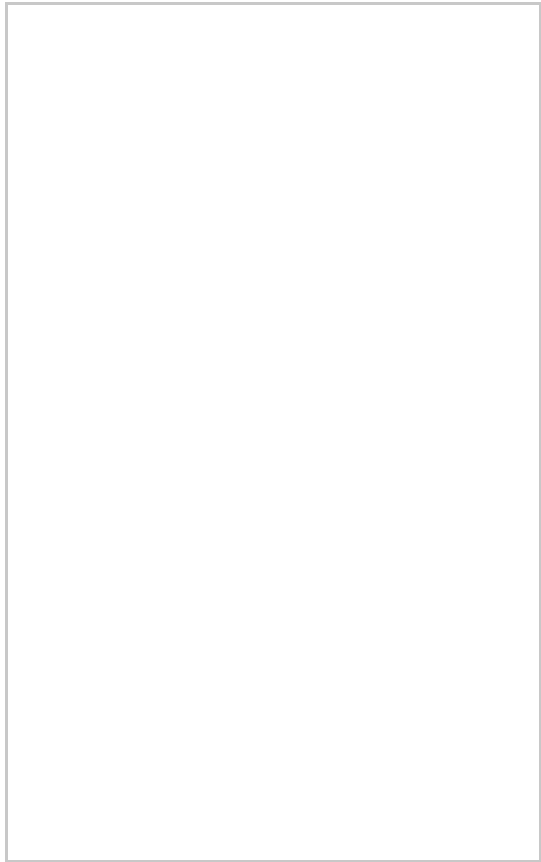
**\*\*When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before a memorandum of sale can be issued.\*\***



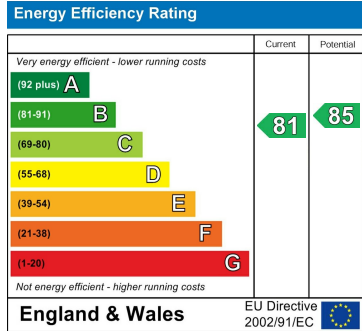
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.