



## 20 CUBIC BIRLEY STREET LANCASHIRE, PR1 2AQ

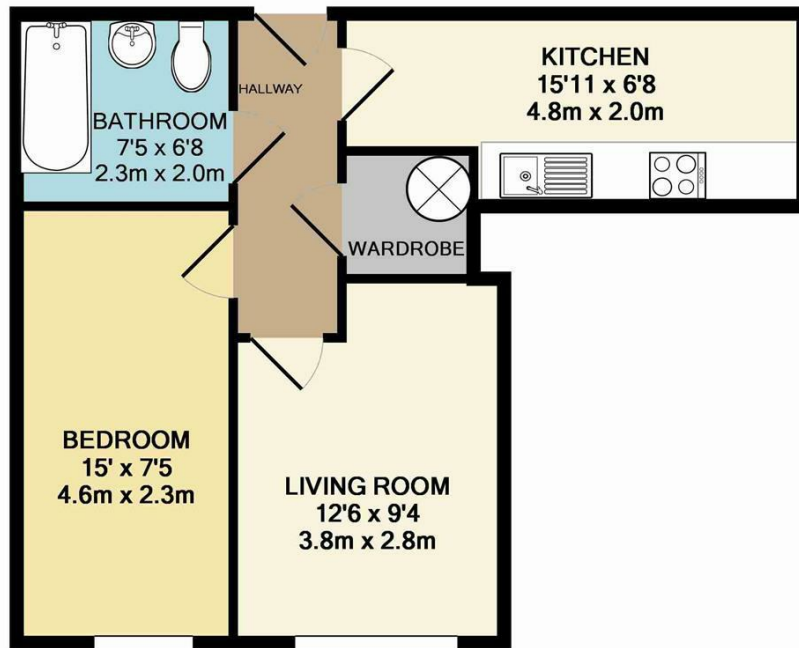
£895 PCM

Welcome to this modern apartment located in the vibrant area of Cubic Preston. This delightful property features one well-proportioned reception room, perfect for relaxing or entertaining guests. The apartment boasts one comfortable bedroom, providing a peaceful retreat at the end of the day. Additionally, there is a stylish bathroom that meets all your needs.

With its contemporary design, this apartment is ideal for those seeking a modern living space in a lively community. The property is set to be available from the 18th of August 2026, offering you the opportunity to secure a home in this desirable location.

Cubic Preston is known for its excellent amenities, including shops, restaurants, and transport links, making it a convenient choice for both professionals and couples. This apartment presents a fantastic opportunity for anyone looking to enjoy a comfortable and stylish lifestyle in a thriving area. Don't miss your chance to make this charming apartment your new home.

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TOTAL APPROX. FLOOR AREA 429 SQ.FT. (39.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	85
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Manchester Office Lettings  
6-14 Great Ancoats Street  
Northern Quarter  
Manchester  
M4 5AZ

0161 236 0004  
mark.buckley@buckleyfrayne.co.uk  
www.buckleyfrayne.co.uk

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