



## Basement Flat, 11 Lower Bank Road, Fulwood, Preston, PR2 8NS

### £875 Per Month

- Basement flat, newly redecorated
- Extra room for storage
- Council tax band A
- Close to Fulwood amenities
- Spacious reception room
- Large double and single bedroom
- Gas, electric & water included
- Located on Lower Bank Road
- Easy access to transport links
- Viewing highly recommended

# 11 Lower Bank Road, Preston PR2 8NS

Nestled in the charming area of Fulwood, Preston, this recently redecorated basement flat on Lower Bank Road offers a delightful living space perfect for individuals or small families. The apartment features a well-proportioned reception room that serves as a welcoming area for relaxation and entertainment.

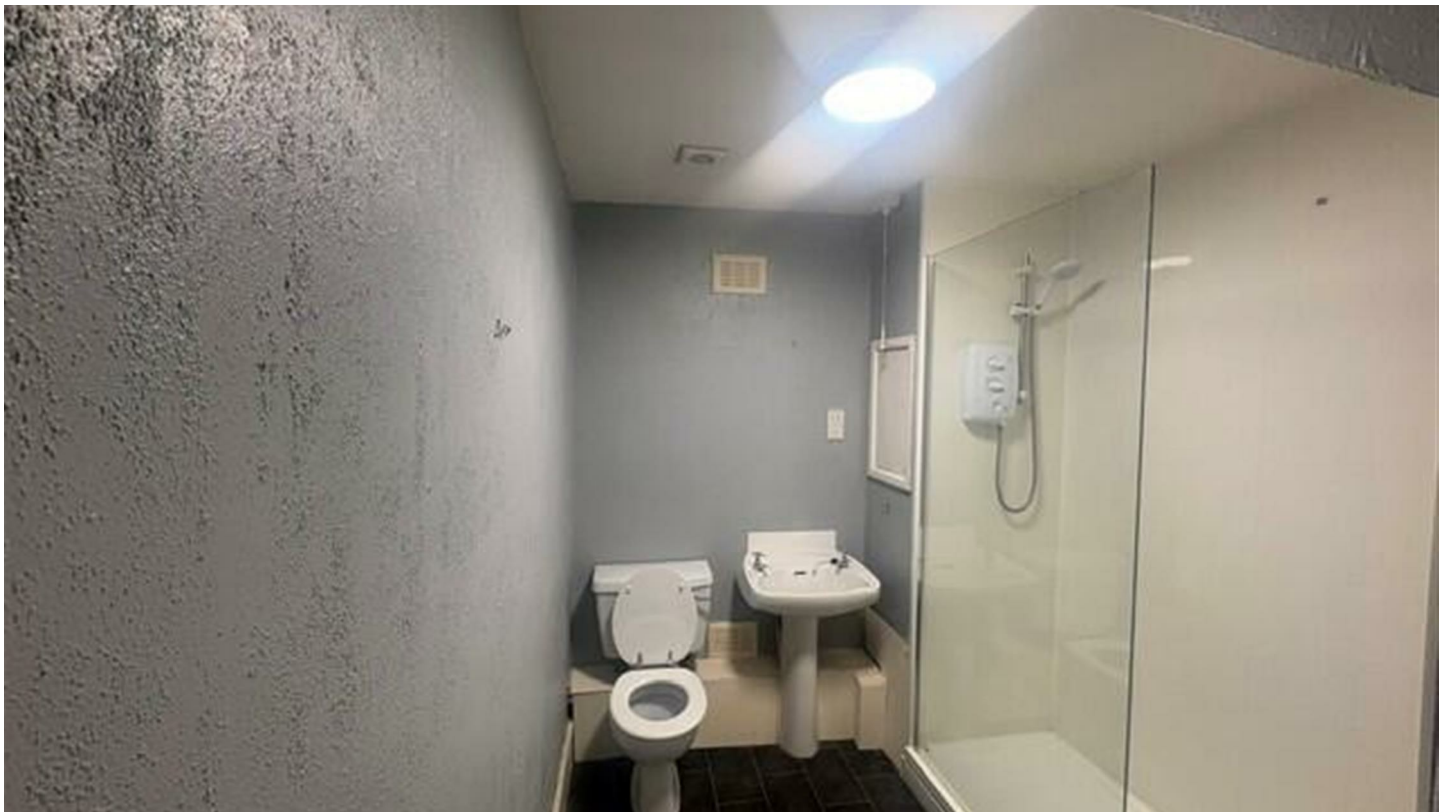
With two bedrooms, this property includes a spacious double bedroom, ideal for restful nights, and a single bedroom that can be utilised as a guest room or study. Additionally, there is a third room that provides ample storage space, ensuring that your belongings can be neatly organised.

The flat benefits from the convenience of all essential utilities, including gas, electric, and water, which are included within the rent, making budgeting straightforward. The property falls under council tax band A, which is advantageous for those looking to manage their expenses effectively.

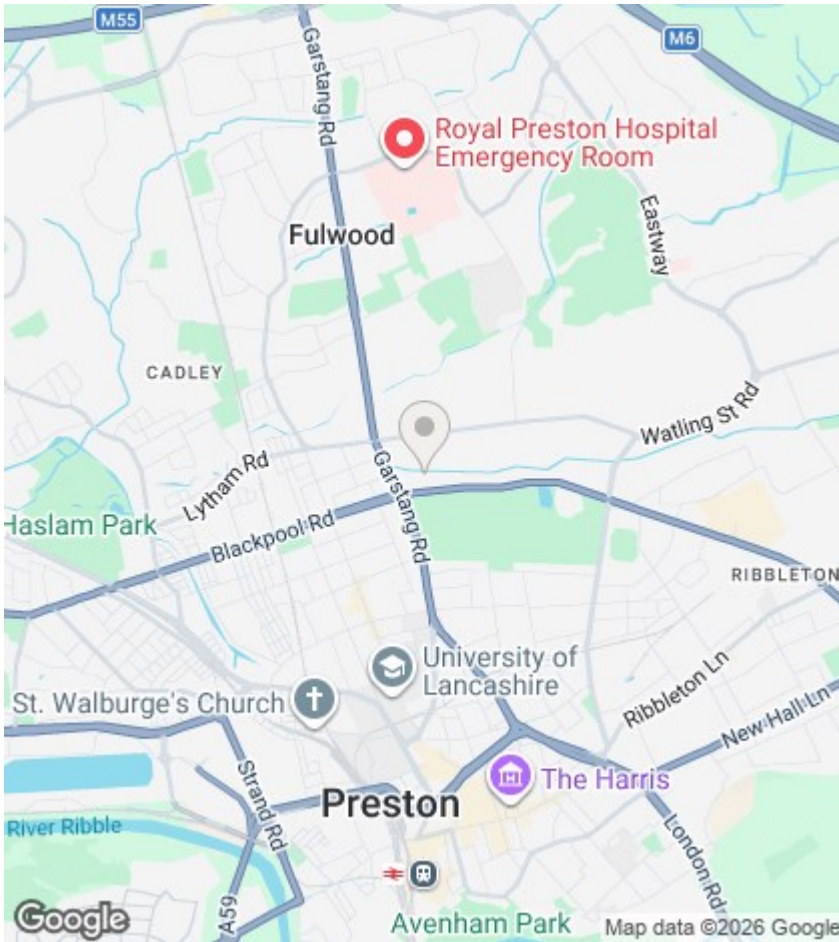
This apartment is perfect for those seeking a comfortable and practical living arrangement in a desirable location. With its recent updates and thoughtful layout, it presents an excellent opportunity for anyone looking to settle in Fulwood. Don't miss the chance to make this lovely flat your new home.



Council Tax Band: A







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	