



8 Broadgate, Room 3, Preston, PR1 8DX

£595 Per Month

- Ensuite room with separate mini kitchen/living room and bedroom
- Rent includes bills
- On-street parking available
- Ideal for single occupancy
- Easy access to transport links
- Shared house with amenities & Wifi
- River views from property
- Located in Broadgate, Preston
- Close to local amenities
- Viewing highly recommended

8 Broadgate, Preston PR1 8DX

Located in the charming area of Broadgate, Preston, this delightful ensuite room offers a unique opportunity for comfortable living and includes electric, gas, water, wifi & Council tax in the £595 rent. This property is part of a shared house, providing a friendly and communal atmosphere.

The room itself is well-appointed, ensuring privacy and convenience with its own ensuite bathroom, living room with kitchenette and bedroom. Natural light floods the space, creating a warm and inviting environment. One of the standout features of this property is its picturesque view overlooking the river, which adds a serene touch to your daily life.

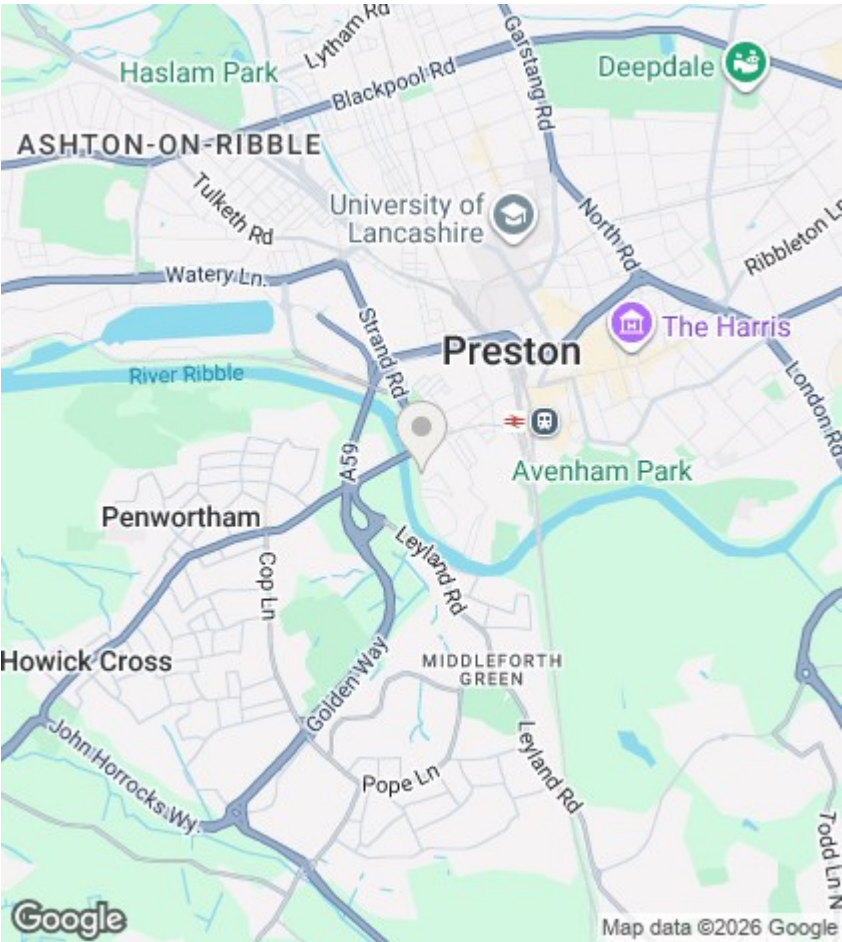
For those who require parking, the property benefits from on-street parking available at the front, making it easy for residents and guests alike.

This room is perfect for individuals seeking a blend of comfort and community in a prime location. With its appealing features and tranquil surroundings, it presents an excellent opportunity for anyone looking to settle in Preston.



Council Tax Band: C





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	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC