



22 Leicester Court, Craggs Row, Preston, PR1 1JD

£750 Per Month

- Two bedrooms
- First floor apartment
- Intercom entry system
- Close to local amenities
- Ideal for professionals
- Furnished for convenience
- Open plan lounge/kitchen
- Located in Craggs Row
- Easy access to transport
- Viewing recommended

# Craggs Row, Preston PR1 1JD

Welcome to this charming two-bedroom apartment located in the heart of Preston on Craggs Row. This delightful flat offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking city centre living.

As you enter the property, you will find a well-designed open plan living room and kitchen area, which creates a spacious and inviting atmosphere. This layout is perfect for both relaxation and entertaining guests.

The apartment features one double bedroom and one single room, providing ample space for a small family, a couple, or even a professional looking for a home office.

Situated on the first floor, this flat benefits from an intercom system, adding an extra layer of security and convenience. The gas central heating ensures that you will stay warm and comfortable throughout the colder months.

Living in this city centre location means you will have easy access to a variety of shops, restaurants, and local amenities, making it a vibrant place to call home. Whether you are looking to explore the cultural offerings of Preston or simply enjoy the convenience of urban living, this apartment is perfectly positioned to meet your needs.

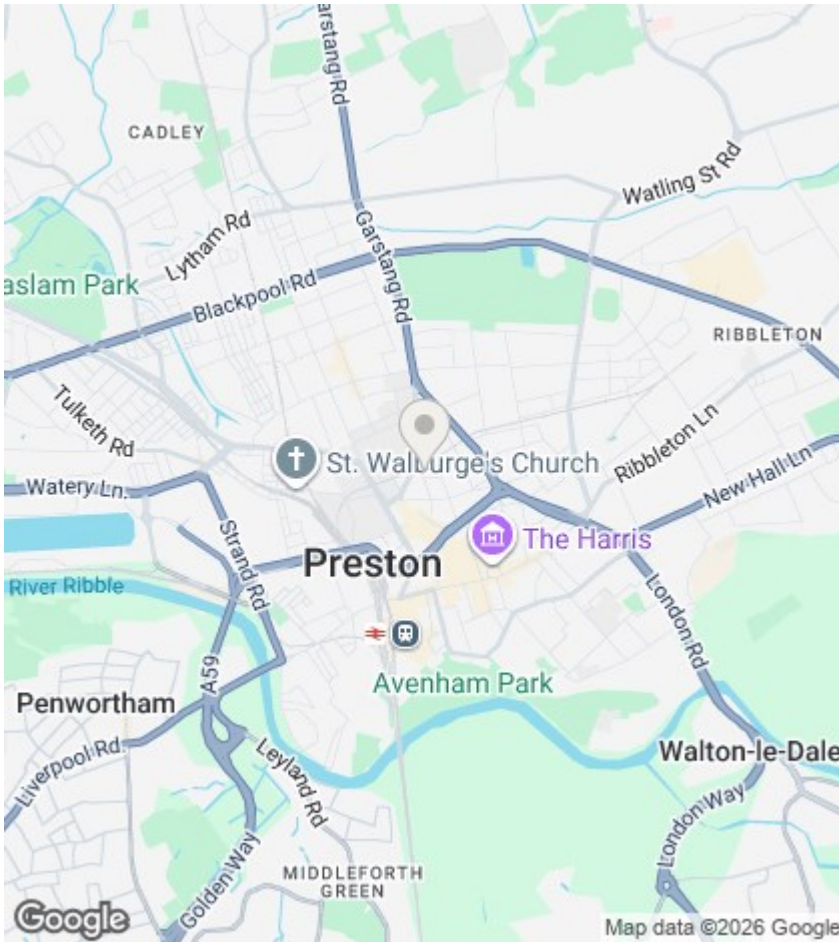
In summary, this two-bedroom furnished flat on Craggs Row is a fantastic opportunity for anyone looking to embrace city life in Preston.



Council Tax Band: A







## Directions

## Viewings

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

## EPC Rating:

B

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