



HOWARD ROBERTS  
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**City Bridge Apartments, Glovers Court, Preston, PR1 3LZ**

Preston

Offers in the Region of  
**£150,000**

**Modern Two-Bedroom Second-Floor Apartment | City Centre Living | Stylish Character Features | Potential £17,000 Annual Income**

City Bridge Apartments, Glovers Court, Preston, PR1 3LZ – a unique two-bedroom second floor apartment right in the heart of Preston city centre. With exposed brick walls, open steel frames, and three striking arch windows overlooking the city, this home offers something you won't find elsewhere on the market.

The sleek, open-plan kitchen/living area includes integrated appliances and a newly fitted washer-dryer, while both bedrooms are generously sized, the master with fitted wardrobes the other with an ensuite. The stylish bathroom and upgraded electric heating (Wi-Fi controlled) add to the modern feel. Integrated Bluetooth ceiling speakers allow you to stream music or connect to your TV for surround sound.

This apartment isn't just a home – it's a lifestyle. Walk to cafes, wine bars, restaurants, shops, Avenham Park, and Preston Train Station. Whether commuting to Manchester, Liverpool, or enjoying days in the Lakes, you're perfectly placed. The apartment is also offered with six months' fully paid parking just steps away, and could make an excellent investment with potential rental income of approx. £17,000 per year.

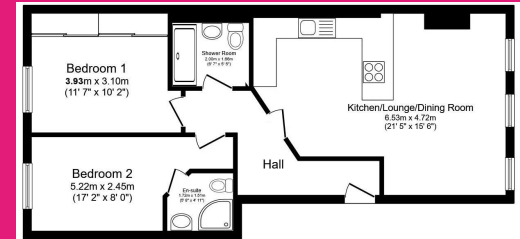


**Location Highlights**

- In the heart of Preston city centre, walkable to shops, bars, restaurants, banks, and Avenham Park.
- Excellent cycle routes and green spaces close by.
- Preston Train Station within easy reach – Manchester, Liverpool, and the Lakes all under an hour away.
- Vibrant café culture and nightlife right on your doorstep.







Total floor area 62.7 m<sup>2</sup> (675 sq. ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Howard Roberts

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