



Flat 7, 38 Fishergate Hill, Preston, PR1 8DN

£795 PCM

- Second floor city centre flat
- Modern kitchen and bathroom
- Close to shops and cafes
- Bright reception room
- Contemporary apartment style
- Two bedrooms
- Located on Fishergate Hill
- Easy access to transport links
- Ideal for professionals
- Viewing highly recommended

38 Fishergate Hill, Preston PR1 8DN

Nestled in the vibrant area of Fishergate Hill, Preston, this charming second-floor apartment offers a delightful blend of modern living and city convenience. With two well-proportioned bedrooms, this property is perfect for individuals or small families seeking a comfortable home in the heart of the city.

Upon entering, you are greeted by a welcoming reception room that provides a versatile space for relaxation or entertaining guests. The modern kitchen is equipped with contemporary fittings, making it a joy for any home cook to prepare meals. The bathroom has also been thoughtfully designed, ensuring a stylish and functional space for your daily routines.

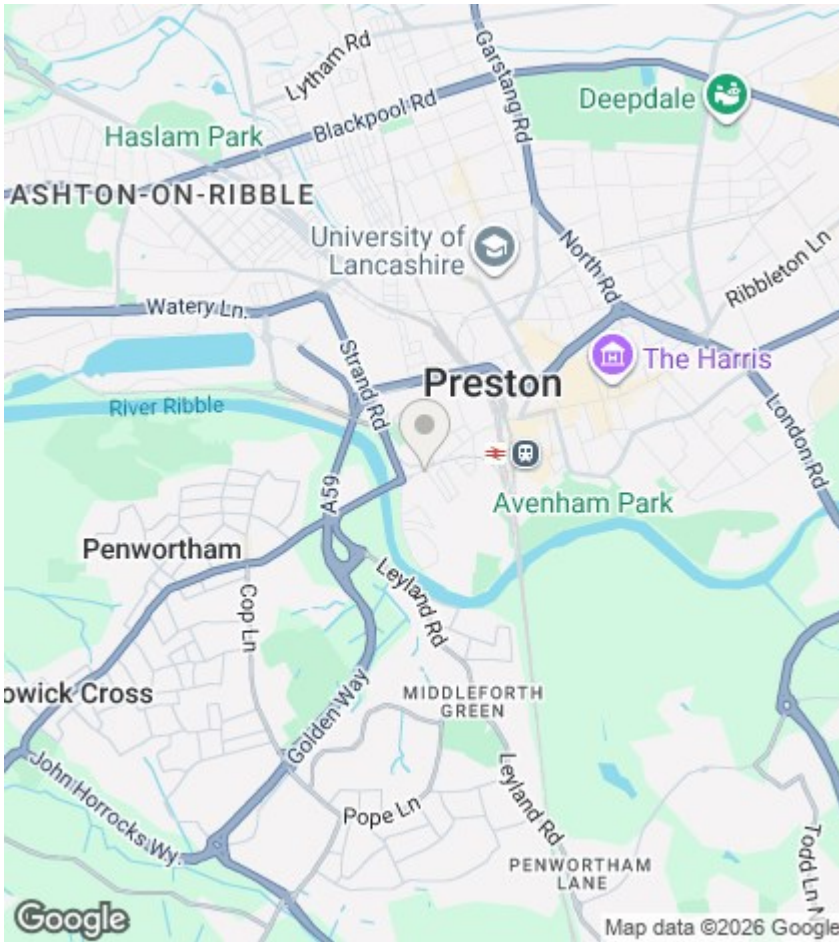
The apartment's prime location means you are just a stone's throw away from the bustling city centre, where you can enjoy a variety of shops, restaurants, and local amenities. Whether you are commuting for work or simply wish to explore the vibrant culture of Preston, this property offers the perfect base.

This apartment is an excellent opportunity for those looking to embrace city living without compromising on comfort. With its modern features and convenient location, it is sure to appeal to a wide range of buyers or renters. 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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(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	