

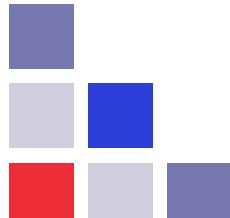


# Charles House NEW LISTING

Winckley Square, Preston PR1 3AW

Hazelwells are pleased to offer for sale this top floor apartment located in a desirable location of Winckley Square. The property offers a modern, luxury finish and accommodation briefly comprises; communal hallway with lift & stairs, hall, open plan living room with a fully equipped kitchen; fridge freezer, washer/dryer, dishwasher, wine fridge, oven, electric hob & instant boil tap, double bedroom, shower room. Ideally situated on Winckley Square providing easy access to all city centre amenities, a 5 minute walk to the train & bus station with Winckley Square Gardens & Avenham Park on your doorstep. An ideal buy to let opportunity currently let for £850pcm

**£125,000**



**Hazelwells**  
sales & lettings

## Entrance Hall

Entrance hall giving access to the living room, bedroom and shower room.

## Living Room

An open plan living room with double glazed windows to the side elevation, electric heater and wood effect LVT flooring.

## Kitchen

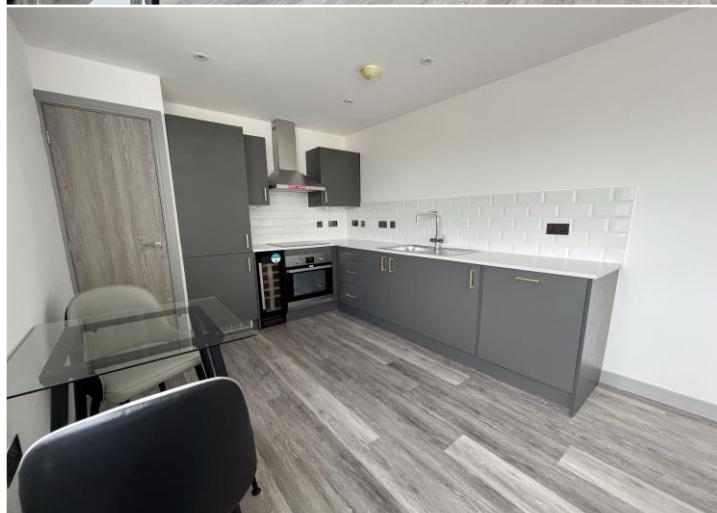
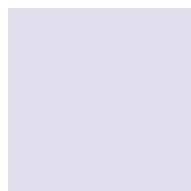
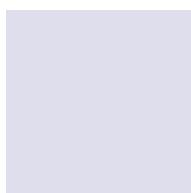
A modern fitted kitchen with grey wall and base units, complementary white sparkle work surfaces, stainless sink and drainer with multi function tap having and instant boil function and tiled splash backs. Integrated electric oven, hob, extractor, fridge freezer, washer/dryer, dishwasher and wine cooler. Wood effect LVT flooring. Storage cupboard housing the hot water cylinder.

## Bedroom

Double glazed windows to the side elevation, electric heater.

## Shower Room

A luxury fitted suite comprising wc, wash hand basin inset vanity unit, walk in shower. Tiled floor to wall, extractor fan and a heated towel rail radiator.



Council Tax Band A

EPC: C

We have been advised that the Tenure is Leasehold 250 years from 2021

Ground Rent: £134.00 per annum

Service Charge: £1800.00 per annum

Insurance: £450.00 per annum



If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. PROPERTY MISDESCRIPTIONS: The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.

