

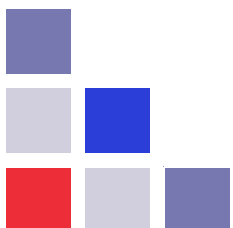


Charles House

Winckley Square, Preston PR1 3AW

Hazelwells are delighted to offer to let this spacious ground floor, furnished apartment located on Winckley Square. The property offers a high end luxury finish and the accommodation briefly comprises; communal hallway, hall, open plan living room with a fully equipped kitchen; fridge freezer, washer/dryer, dishwasher, wine fridge, oven, electric hob, double bedroom and shower room. Situated in the very popular location of Winckley Square providing easy access to all city centre amenities, a 5 minute walk to the train station. Winckley Square Gardens, Avenham & Miller Parks on your doorstep.

£130,000



Hazelwells
sales & lettings

Hall

Storage cupboard housing hot water tank.

Living room

Open plan kitchen and living space. A modern fitted kitchen with integrated appliances; fridge freezer, dishwasher, washer dryer, wine cooler, instant boil tap, oven, hob & extractor. Open plan to the living area with double glazed window and electric heater.

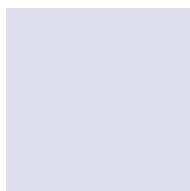
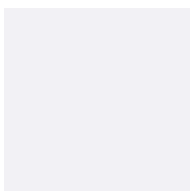
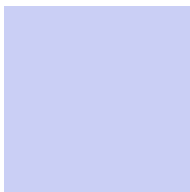
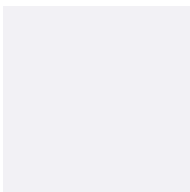
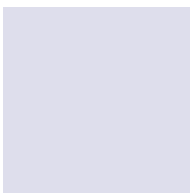
Bedroom

Double bedroom with double glazed window and electric heater.

Shower room

Tiled floor to wall with wc, wash hand basin inset vanity unit, walk in shower with overhead waterfall shower.

Approx. 40 sqm (430SQFT)



Ideal Buy to let with rental in the region of
£850pcm / £10,200pa, gross yield of 7.8%.

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 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

