



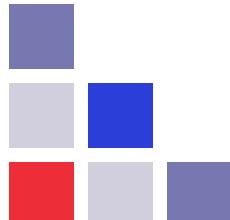
# Winckley House

*Ideal buy to let*

Cross Street, Preston PR1 3AJ

Hazelwells are pleased to offer for sale this well presented and spacious fourth floor apartment fronting onto Winckley Square. The property would make an ideal buy to let for long or short term lets. The accommodation briefly comprises; communal entrance hall with stairs and lift to all floors, hallway, open plan living room, two double bedrooms and a three piece bathroom suite. Double glazing and electric heating throughout. Located in the popular Winckley Square area of the city centre, close to all amenities, Avenham & Miller Parks, only a 5 minute walk to the train station and excellent road networks for the M6/M61/M55. Viewings are advised.

£125,000



**Hazelwells**  
sales & lettings

## Hall

Entrance hallway with storage cupboard housing the hot water cylinder.

## Living Room

18' 0" x 8' 10" (5.48m x 2.70m)

Open plan living room with double glazed window over looking Winckley Square, electric radiator. Modern fitted kitchen with wall and base units, integrated electric oven, hob, extractor fan, fridge freezer, and space for washing machine.



## Bedroom 1

14' 1" x 7' 1" (4.28m x 2.15m)

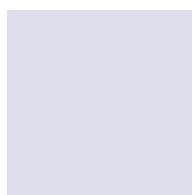
Double glazed french doors to 'Juliet' balcony, electric radiator.



## Bedroom 2

7' 10" x 14' 9" (2.39m x 4.49m)

Double glazed window and electric radiator.



Tenure:

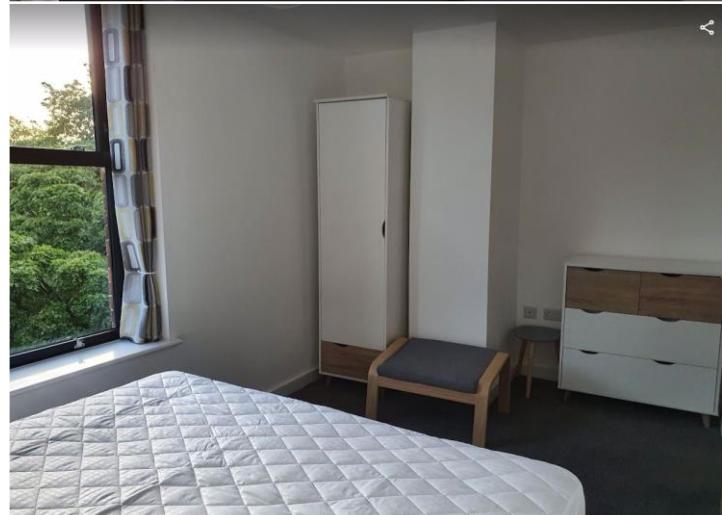
We have been advised that the property is leasehold (no restriction for short term lets);

150 years from 2020

Ground rent: £460 per annum

Management Fees: £1500 per annum apprx.

Council Tax Band : B



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.



FLOORPLAN IS FOR ILLUSTRATION  
PURPOSES ONLY.  
APPRX 54 sqm (580 sqft)