



Chaddock Street

TO LET

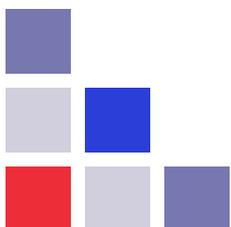
Preston PR1 3TW

Hazelwells are delighted to offer to let this well presented 1 bedroom second floor apartment situated in a popular location of the City Centre. Ideally located for access to all city centre amenities, close to Winckley Square, Avenham & Miller Parks and a short walk to the train and bus station. The accommodation briefly comprises; communal hall, stairs to the first floor, entrance hall, open plan living room with fitted kitchen, bedroom and bathroom suite. The property is very well presented, is double glazed and warmed by electric heating. An ideal let for single/couple working professionals looking for a city pad.

EPC: Energy Rating B

Council Tax Band: A

Monthly Rental Of £800



Hazelwells
sales & lettings

Council permit parking available AV1.

Available January 2025

Communal entrance hall

Letter boxes, stairs to first floor.

Entrance Hall

Storage heater, laminate floor.

Living Room

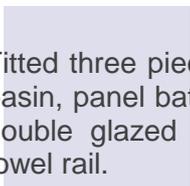
Open plan living room with two double glazed corner windows, storage heaters and wood laminate flooring. Open to the kitchen with wall and base units, complementary work surfaces with breakfast bar, sink with mixer tap, integrated electric oven, hob, extractor, fridge with freezer section, dishwasher and washer dryer. Tiled effect laminate floor and a double glazed window to the side.

Bedroom

Double glazed window, storage heater. Triple wardrobe and drawers.

Bathroom

Fitted three piece suite comprising; wc, wash hand basin, panel bath with shower over. Part tiled walls, double glazed window, extractor fan and heated towel rail.



The Tenant Fees Act 2019 details which fees and payments a tenant may be liable for before, during and after a tenancy. These include;

- a) the rent; (rent paid monthly)
- b) a refundable tenancy deposit; (up to 5 weeks rent)
- c) a refundable holding deposit; (up to 1 weeks rent)
- d) payments to change the tenancy; (up to £50 per change)
- e) payments associated with early termination of the tenancy; (balance of rent / reasonable costs)
- f) payments in respect of utilities, communication services, tv licence and council tax; (tenants are responsible for bills if these are not included within their rent)
- g) a default fee for late payment of rent after 14 days (3% above the Bank of England's Base Rate for each day that the payment has been outstanding) and replacement of a lost key/security device (reasonable costs incurred) where required under a tenancy agreement.

Hazelwells is a member of Money Shield client money protection scheme, the myDeposits Alternative Dispute Resolution tenancy deposit protection scheme and is also a member of The Property Ombudsman redress scheme. You can find out more details on our website at hazelwells.com/tenants or by contacting the agent directly.



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.



