

# H HighgateHomes



## Flat 2, 18 Brackenbury Road, Preston, PR1 7UP

£775 Per month

Highgate Homes is pleased to present this charming three-bedroom flat available to let on Brackenbury Road in Preston. This delightful property has been newly refurbished to offer a fresh and modern living space. The flat features a well-proportioned reception room, and three comfortable bedrooms, and a stylish bathroom, making it an ideal choice for a small family or 2-3 occupants seeking a cosy home.

The location is particularly advantageous, as it is conveniently situated close to local schools and shops, ensuring that all your daily needs are within easy reach. Additionally, excellent transport links are nearby, providing effortless access to the wider area and beyond.

The flat is fully double glazed, which not only enhances energy efficiency but also ensures a peaceful living environment. Central heating throughout the property guarantees warmth and comfort during the colder months.

This property presents a wonderful opportunity for those looking to enjoy a modern lifestyle in a well-connected area. Do not miss the chance to make this lovely flat your new home. To book a viewing simply make an enquiry through our website, zoopla or onthemarket or send us your full name, email and mobile contact number.

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## Front



Located on Brackenbury Road in Preston, Lancashire

## Reception



Decent sized reception room which is newly carpeted

## Kitchen Area



Open plan kitchen

## Bathroom



Bathroom which has full size UPVC panels and a shower bathroom suite

## Bedroom 1



Bedroom 1 is newly carpeted and centrally heated

## Bedroom 2

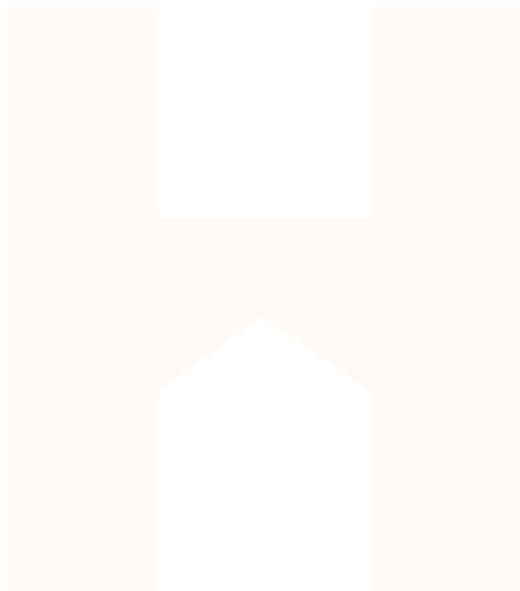


Bedroom 2 is newly carpeted and centrally heated

## Bedroom 3

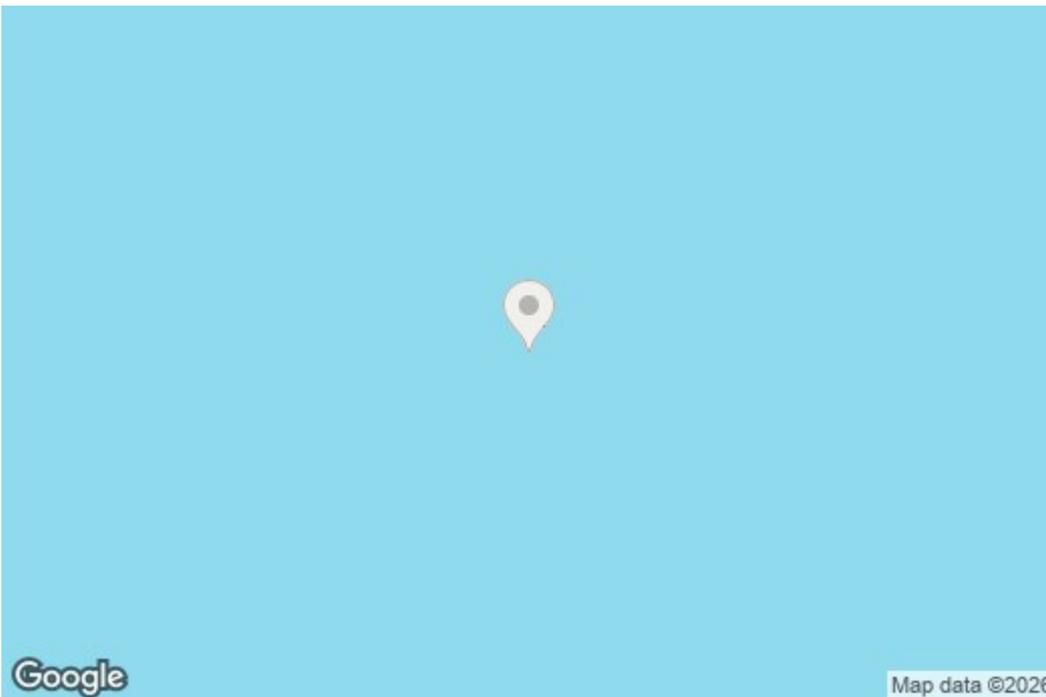


Bedroom 3 is newly carpeted and centrally heated



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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