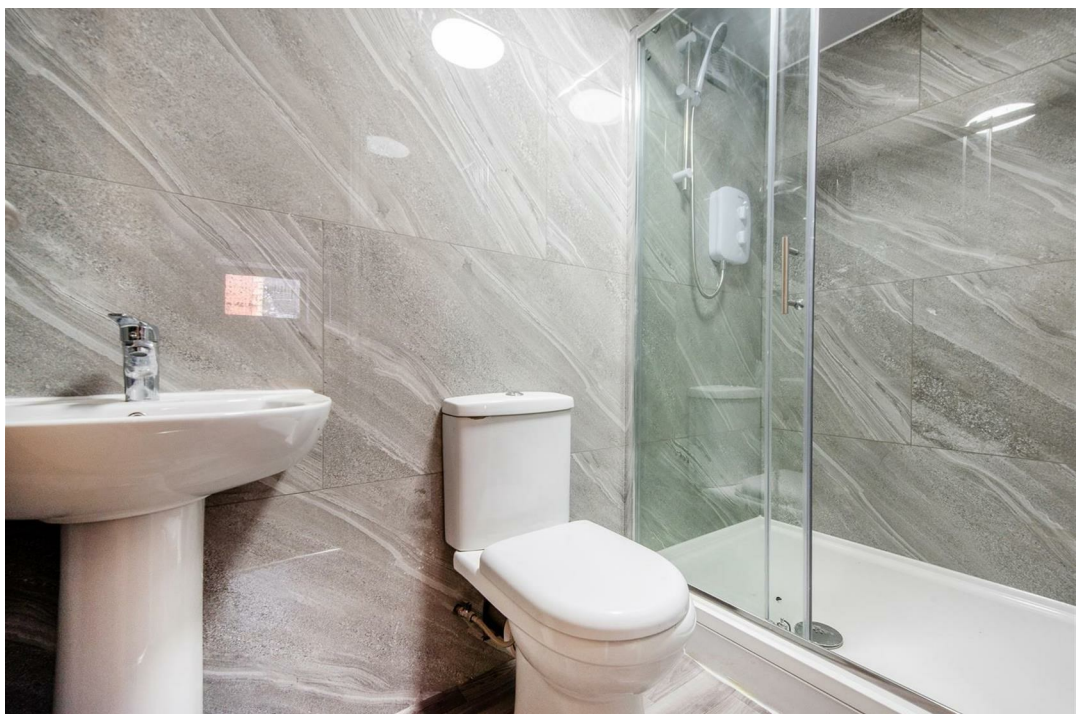
BEN ROSE

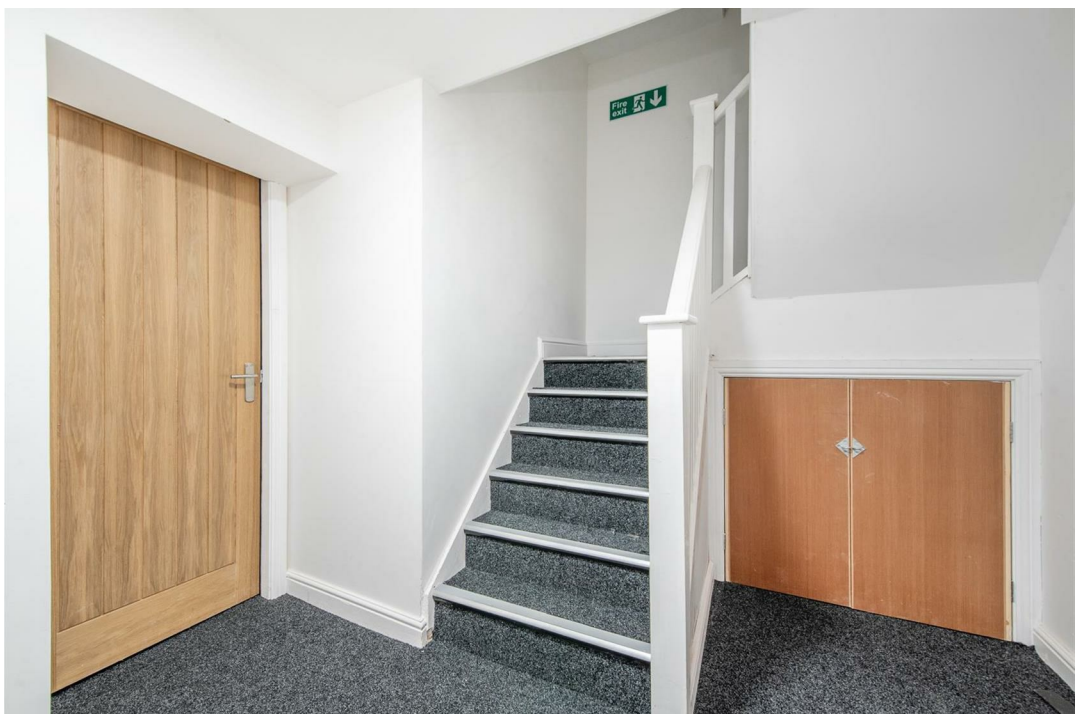
Fleet Street, Preston **£750 Per Month**

Ben Rose Estate Agents are pleased to present to the rental market this newly refurbished first-floor apartment, situated in the heart of Preston city centre. Perfect for a couple or single occupier, the property offers modern and comfortable living accommodation, with superb local shops, restaurants, and amenities right on the doorstep. It also benefits from excellent travel links via the nearby Preston train station, with direct routes to Manchester and Liverpool.

The apartment comprises a generously sized open-plan lounge/kitchen, a double bedroom, and an en-suite shower room. The newly installed kitchen is fitted with an integrated oven and hob, along with additional space for freestanding appliances.

Early viewing is highly recommended to avoid disappointment.




Fire exit

No waiting
8am - Midnight
Midnight - 8am
Hotel bays
8am - 8pm
1 hour
No return
within 2 hours
Goods
vehicles
loading
only
8am - 8pm

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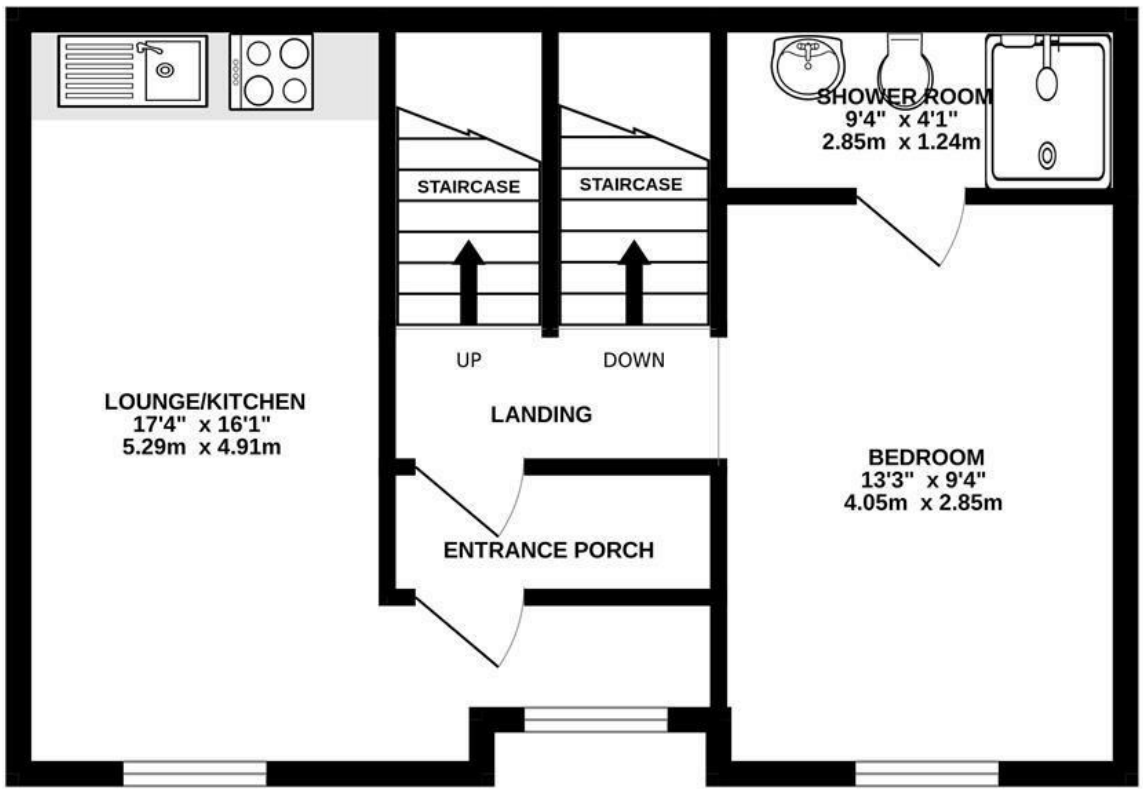
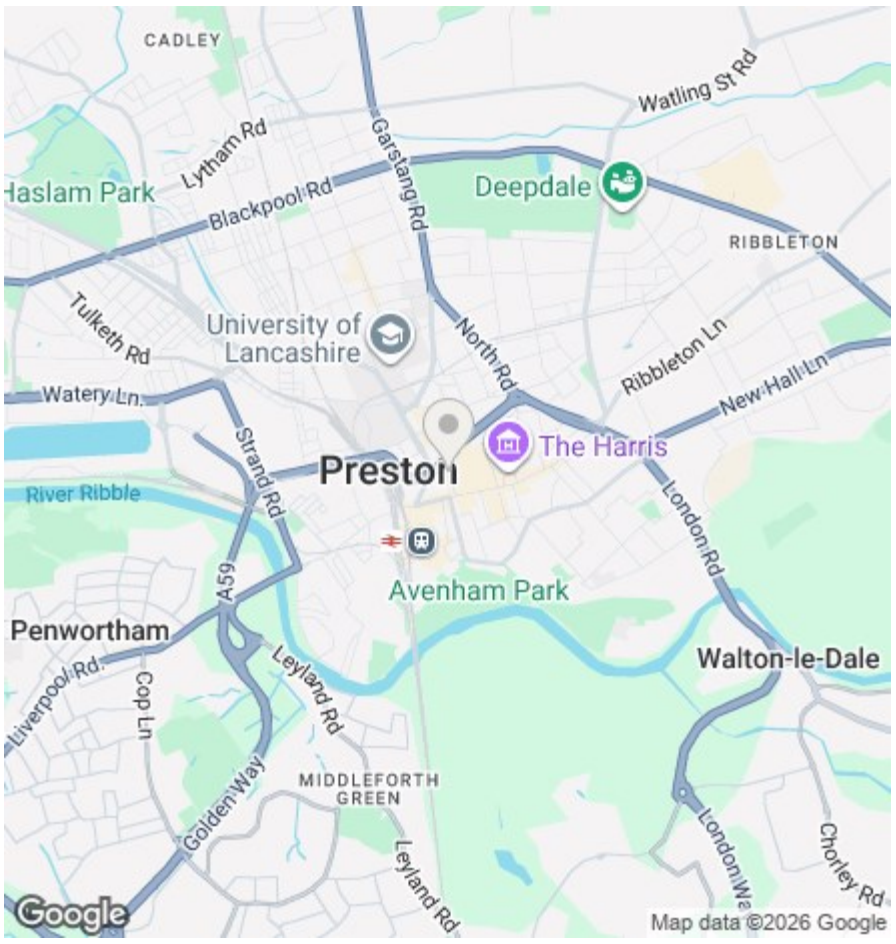
1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

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

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	