



Golden Hill, Leyland

£875 Per Month

Ben Rose Estate Agents are pleased to present to the rental market this attractive apartment, situated within the distinctive former police station in the heart of Leyland. Offering spacious accommodation, impressive high ceilings and two generously sized double bedrooms, this characterful home combines a unique setting with modern interiors, making it an excellent choice for couples or small families seeking convenient town-centre living. The apartment benefits from a bright and welcoming atmosphere throughout, with a spacious open-plan living area and the added luxury of an en-suite shower room to the master bedroom. Its central location places a variety of everyday amenities within easy reach, including supermarkets, independent shops, cafés, restaurants and leisure facilities. Leyland railway station is also nearby, providing connections towards Preston, Manchester and surrounding destinations, while local bus services offer further convenient transport options. For commuters, the nearby M6, M61 and M65 motorways provide excellent links across Lancashire and the wider North West, with Preston, Chorley and Blackburn all accessible for work, shopping and leisure.

Entering the apartment, you are welcomed by a spacious entrance hall, where the impressive high ceilings create an immediate sense of openness and character, a feature that continues throughout the home. The hallway provides access to all the principal rooms, leading through to the generous lounge and kitchen, which together form the heart of the apartment. The lounge is particularly inviting, with a bay window allowing plenty of natural light to fill the space while providing an attractive focal point and ample room for comfortable seating. Whilst the modern kitchen is finished with sleek cabinetry, complementary worktops and a selection of integrated appliances, creating a practical yet stylish setting for preparing meals and entertaining. Returning to the entrance hall, you will find the two double bedrooms, both offering generous proportions and flexibility for a variety of living arrangements. The master bedroom benefits from its own en-suite shower room, providing additional privacy and convenience, while the second bedroom is enhanced by three windows that allow natural light to flood the space. Completing the accommodation is the contemporary three-piece family bathroom, finished in keeping with the modern style found throughout the apartment.

Externally, the apartment occupies a distinctive position within Leyland's former police station, giving the building a unique frontage and a sense of character that sets it apart from more conventional developments. Its central setting is a particular advantage for those who value having shops, eateries and everyday services close at hand, helping to make daily errands and social outings more convenient. The property offers an appealing combination of spacious interiors, high ceilings and modern fittings, alongside two double bedrooms and an en-suite shower room. With excellent access to local amenities and transport links, this distinctive apartment presents an attractive rental opportunity for couples or small families looking for a well-appointed home in a convenient Leyland location.













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 (CO₂) 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	

