



St. Georges Street, Chorley

£975 PCM

Ben Rose Estate Agents are delighted to present for let a two bedroom modern apartment in Chorley. The property is ideally placed in the heart of Chorley town centre and is within walking distance of restaurants, bars and the brand new cinema complex. There is also fantastic travel links via the nearby train station - only a five minute walk from the property and has direct trains to Manchester and surrounding areas. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

The apartment is located on the ground floor. Internally, the property has been completely refurbished to an extremely high standard with a beautiful bespoke fitted kitchen with fitted wall and base units. The kitchen also features complimentary work surface, a large island worktop and opens up into the spacious lounge - ideal for social gatherings.

The apartment also features an elegant family bathroom featuring a four piece suite, rain-fall shower head and LED strip-lighting. There is also two good sized bedrooms.

Externally, to the rear of the complex is a private parking area with one allocated parking bay for each apartment.

The room dimensions of the property can be found on our floorplan.



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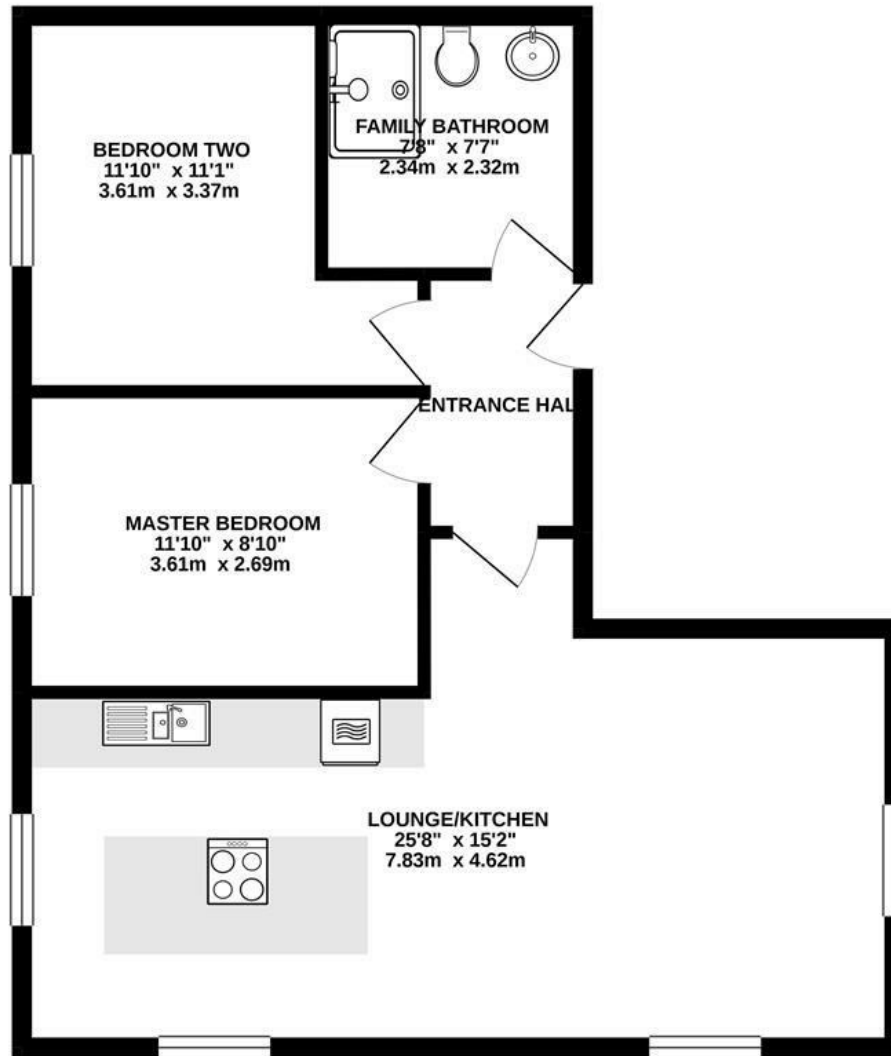


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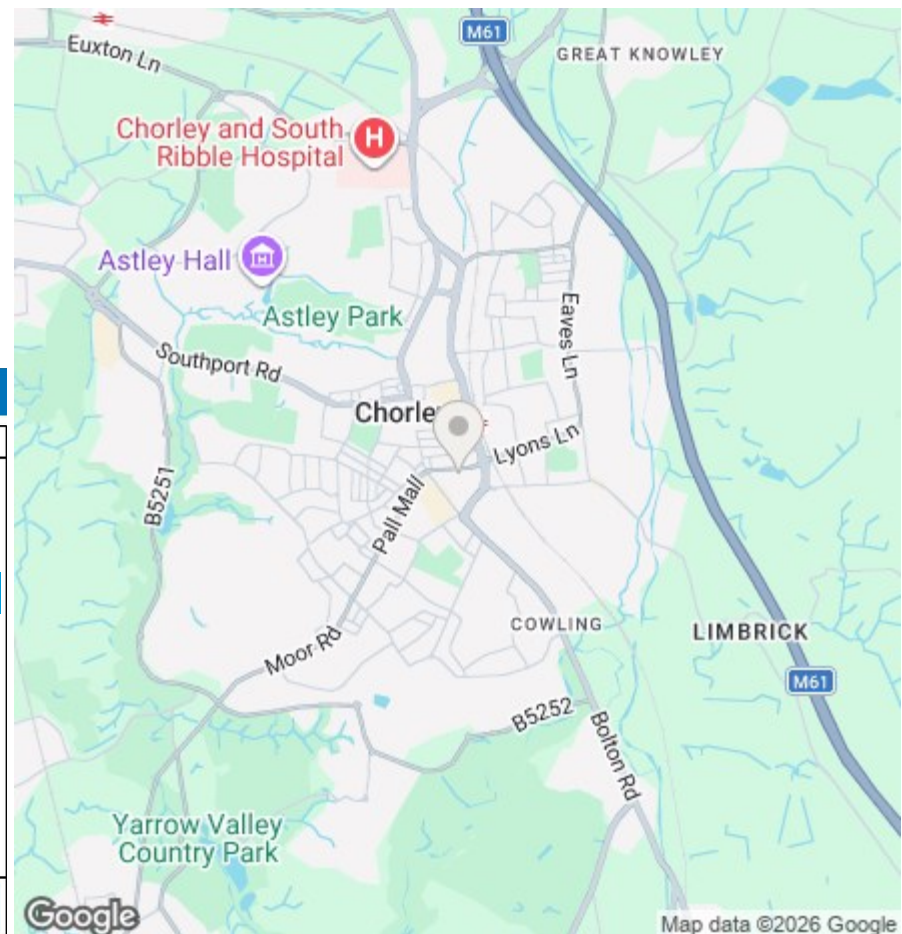
GROUND FLOOR
614 sq. ft. (57.0 sq. m.) approx.



TOTAL FLOOR AREA : 614 sq. ft. (57.0 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 | 78 | 78 | |
| (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 CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | 80 | 80 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |