



## Chapel Lane, New Longton

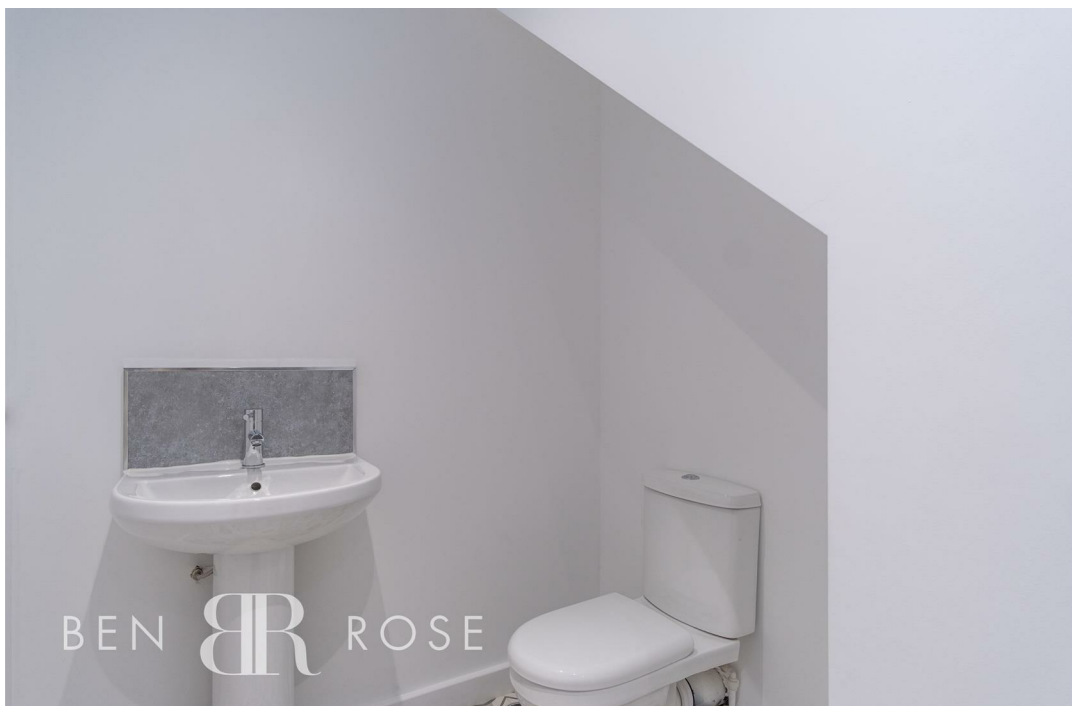
**£725 PCM**

Ben Rose Estate Agents are delighted to bring to the rental market this recently renovated, second floor, studio apartment located in the sought-after area of New Longton. Ideal for couples, the apartment is situated just a short drive from Preston City Centre, the property is ideally positioned for access to a range of local amenities, including excellent schools, shops, and restaurants. With the M6 and M61 motorways easily accessible, it provides convenient travel links to nearby towns and cities, making it ideal for commuters seeking both comfort and convenience.


Access to the apartment can be found via the ground floor which immediately gives way to the stairs. Internally upon entering you'll find a generous kitchen/living area which will accommodate a sofa, double bed and furnishings. Adjacent a modern kitchen with room for freestanding appliances and a four ring induction hob. completing this delightful home is a three piece shower room.

Please note, No Pets Allowed. Electric is included in your rent, (up to a certain amount of usage).





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		
	74	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 