



### 3 bed apartment to buy in PR1

Percy Street, Preston, Preston, Lancashire,  
PR1 1AW

**£185,000** Starting Bid

 x 3  x 2  x 1

Tenure

**Leasehold**

### Property features

- ✓ Three Bedrooms
- ✓ Sold by Secure Sale
- ✓ City Centre Location
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None

## Description

This 1st floor apartment is located in this brand new development on the edge of the city centre.

Accommodation includes open plan living with sofa, arm chair, table and chairs and fitted kitchen with built in oven & hob and fridge/freezer. Three double bedrooms with bed, wardrobe, drawers and bedside table and two separate three piece bathroom in white comprising hand wash basin, WC and panel bath with shower over and screen.

Double glazed and electric heating throughout.

The Exchange distinguishes itself from other developments by providing residents with a relaxing community space through a resident lounge and roof garden.

Residents can access various facilities, such as a gym, secure bike storage and a concierge.

With the city of Preston transforming, it is experiencing its fastest growth through regeneration, cultural expansion, educational advancement, and improved connectivity.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 247

Annual Service Charge Amount: £1,800.00

Price: Starting Bid £185,000

Property Type: Apartment

Parking: None

Year built: 2020

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

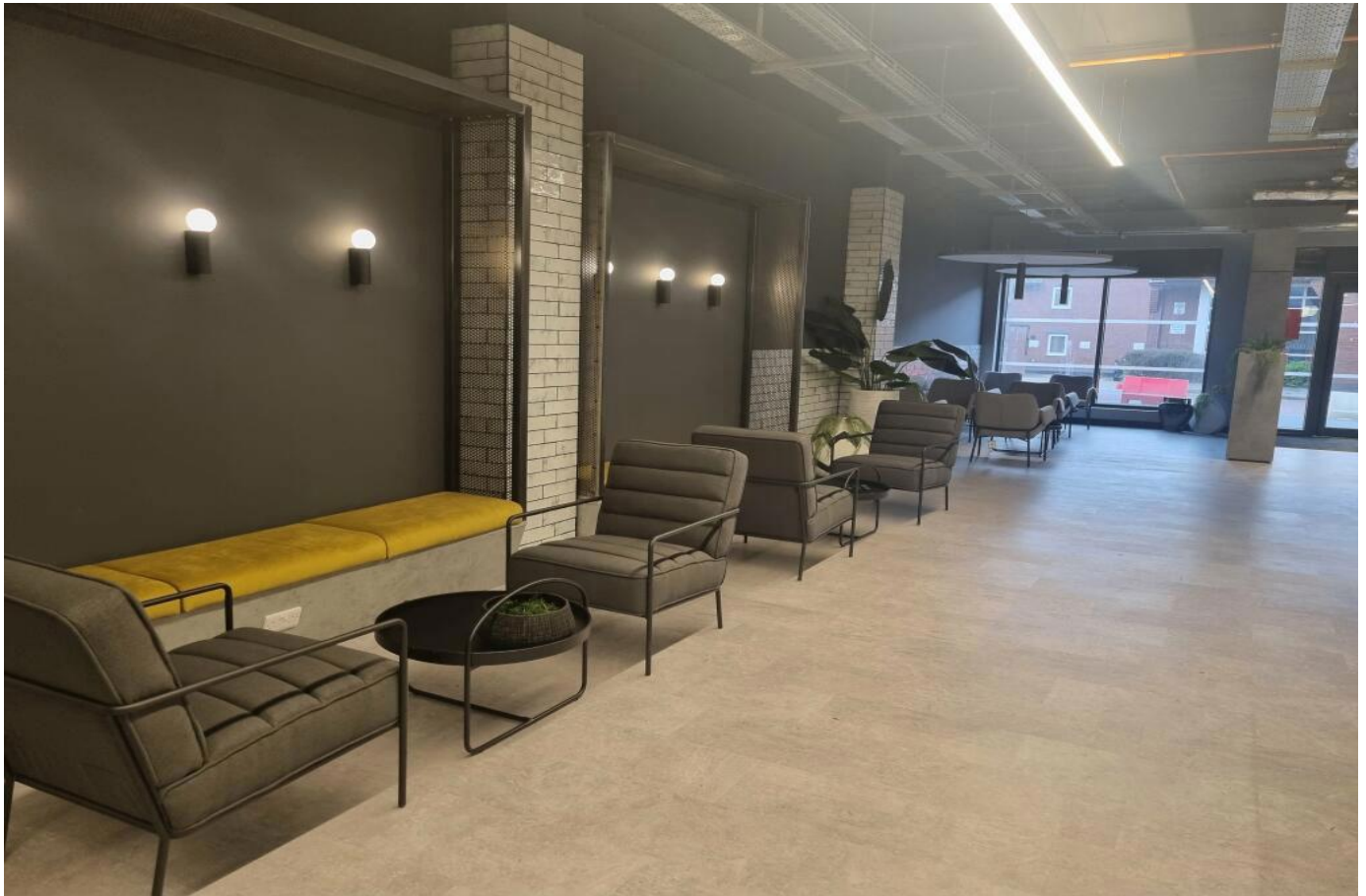
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Percy Street, Preston, Preston, Lancashire, PR1 1AW

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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