

# GUILDHALL

SALES & LETTINGS



## 402 Charles House 8 Winckley Square

, Preston, PR1 3AW

Offers Over £125,000



Guildhall Sales and Lettings are proud to present this charming two-bedroom apartment located in the heart of Preston city centre. This modern apartment boasts a stylish kitchen with fitted appliances, making it perfect for whipping up your favourite meals.

With a neutrally decorated interior, this property provides a blank canvas for you to add your personal touch and create a cosy living space. The apartment features one bathroom, ideal for your daily routines.

Situated in a prime location, this property offers great travel links, allowing you to easily explore the vibrant city of Preston and beyond. Whether you're a first-time buyer looking for a cozy home or an investor seeking a lucrative opportunity, this apartment caters to a variety of needs.

Don't miss out on the chance to own this delightful apartment in a sought-after area. Book a viewing today and envision the possibilities that this property holds for you!

**\*\*When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before a memorandum of sale can be issued.\*\***



## Entrance Hall

### Kitchen/Dining Room 19'5" x 8'11" (5.94m x 2.74m )

UPVC double glazed window, Central heated radiator, laminate wall and base units with under cupboard lighting, fitted appliances including: washing machine, fridge freezer, dishwasher, wine fridge, oven and induction hob, stainless steel sink and drainer board with mixer tap, part tiled elevations

### Bedroom One 13'5" x 9'3" (4.09m x 2.82m )

UPVC double glazed window, central heated radiator

### Bedroom Two 11'6" x 8'7" (3.53m x 2.64m)

UPVC double glazed window, central heated radiator

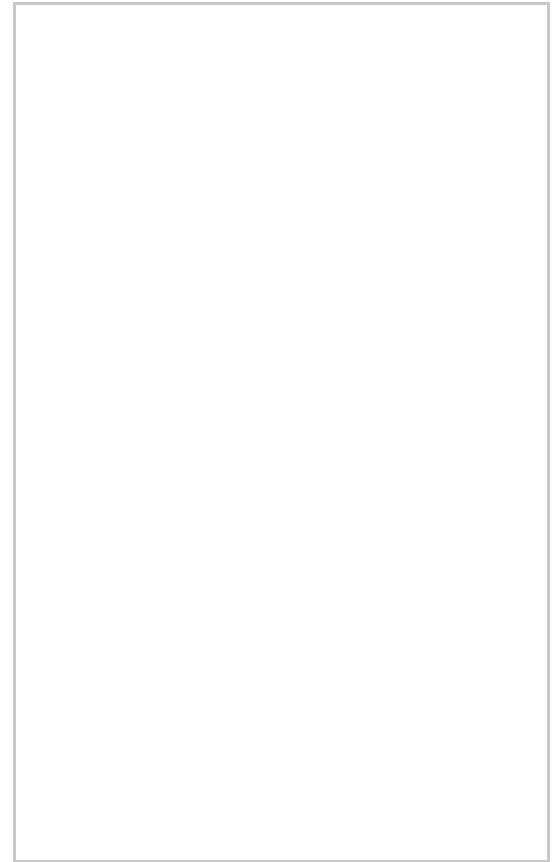
### Bathroom 7'4" x 5'1" (2.26m x 1.55m)

Central heated towel rail, three piece bathroom suite concluding of dual flush WC, pedestal wash basic with mixer tap, enclosed shower unit with overhead shower, tiled elevations and flooring

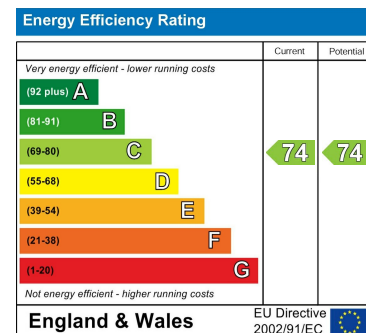
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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