



## Bishopgate Gardens

, Bishopgate , Preston, PR1 1AT

# Rental £825 pcm

1 bedroom Flat / Apartment available 29 August 2025

Unit 1, Bishopgate Gardens, Ormskirk Road, PR1 2QP  
[preston-locallettingsnw@home.letmc.com](mailto:preston-locallettingsnw@home.letmc.com)

# 01772 969014

### Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00  
Wed 09.00 - 17.00; Thurs 09.00 - 17.00  
Fri 09.00 - 17.00; Sat Closed; Sun Closed

# HG Premier Lettings

\* Unfurnished

## Situation

We're proud to present this high-specification one-bedroom unfurnished apartment located within the sought-after Bishopgate Gardens development in the heart of Preston city centre. Designed for modern living, this home offers sleek interiors, premium fittings, and access to a range of high-end resident amenities. Positioned on a mid-floor level, the apartment opens into a welcoming hallway with space for coat hooks or a shoe rack. The heart of the home is the spacious open-plan living and kitchen area, featuring full-height windows that allow plenty of natural light. The kitchen comes fully integrated with a high-gloss finish and includes an oven, ceramic hob, extractor fan, and built-in fridge/freezer. The double bedroom offers excellent proportions and is finished in a neutral décor ready for your personal touch. The layout allows flexibility for wardrobes and additional furnishings. The bathroom is fitted to a luxury standard with a white three-piece suite, including a bath with overhead rainfall shower and glass screen, WC, and vanity basin with integrated storage. Additional features include: Unfurnished throughout – ready for personal styling Open-plan living/kitchen with integrated appliances Spacious double bedroom Modern three-piece bathroom Electric heating and double glazing Secure video entry system On-site concierge service Residents' lounge with co-working space Access to rooftop garden and secure bike storage Location Bishopgate Gardens is one of Preston's most prominent city living developments, ideally located just a short walk from the bus station, supermarkets, cafés, shops, and city

Property Ref: inst-5346

All measurements are approximate.

## Further Information

The deposit required is £825

The landlord has requested to include National Fibre provide broadband/fibre to this property, all connections must be made through British fibre networks (Welcome packs will be provided on move in) , It has been mutually agreed between the landlord and the tenant that the rent will be paid in two instalments; of £5608 .The first payment to be made before the tenancy commences. The second payment to be made after 1 Month on 19th of May. Failure to make these payments will result in the tenant being served an eviction notice.

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 24 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| 92-100                                      | 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 |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Creation Date: 14/08/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Local Lettings (NW) Limited , 2025. Local Lettings (NW) Limited Registered in England No. 08211074