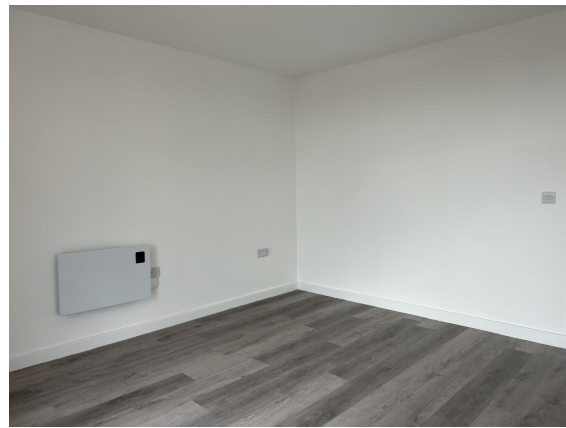


# HG Premier Lettings



## The Exchange

, Percy Street, Preston, PR1 1AX

**Rental £1,350 pcm**  
3 bedroom Flat / Apartment available Now

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
- \* Hybrid Working Facilities
- \* Double Glazed

- \* Gym
- \* Shared Working Area
- \* Double Bedroom

- \* Concierge
- \* Luxury Apartments Close To Preston City Centre

## Situation

HG Premier Lettings are delighted to present this spacious and modern three-bedroom unfurnished apartment in The Exchange, a premium residential development in the heart of Preston. Positioned just a short walk from the bus station and key city centre amenities, this apartment offers contemporary living in an exciting urban setting. The property features a bright and open-plan living and kitchen area, ideal for both relaxing and entertaining. The modern kitchen is fitted with high-gloss cabinetry and includes integrated appliances such as an oven, hob, extractor fan and fridge/freezer. There are three generously sized double bedrooms, each neutrally decorated and offering ample space for freestanding furniture. The flexible layout makes this apartment well suited for professional sharers, couples needing extra space, or a small family. The main bathroom is finished to a high standard, with a white three-piece suite comprising a full-sized bath with overhead shower and screen, WC, and vanity basin with integrated storage. Additional features include: Unfurnished throughout Open-plan kitchen and living space Three spacious double bedrooms Modern bathroom with bath and shower Electric heating and double glazing Secure fob entry access Concierge service on-site Residents' gym, rooftop garden, and lounge Secure bike storage available Location The Exchange is ideally located on the edge of Preston city centre, just moments from the bus station and within walking distance of supermarkets, restaurants, coffee shops, and the city's main shopping areas. It's a great option for professionals or those looking for Property Ref: inst-5352

All measurements are approximate.

## Further Information

The deposit required is £1,577

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)

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102- A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-10 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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102- A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-10 G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment. The higher the rating the more environmentally friendly the home is and the lower the carbon footprint will be. Creation Date: 27/05/2026

## 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, 2026. Local Lettings (NW) Limited Registered in England No. 08211074