

# HG Premier Lettings



**The Exchange**  
, Percy Street , Preston, PR1 1AW

**Rental £1,100 pcm**  
2 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

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- \* Unfurnished
- \* Shared Working Area
- \* Double Bedroom
- \* Blinds Fitted Throughout

- \* Newly Renovated
- \* Luxury Apartments Close To Preston City Centre
- \* Gym
- \* Washing Machine Included

- \* Concierge
- \* Double Glazed
- \* Wifi/Internet Included

## Situation

Located on the 3rd floor, this corner apartment in the brand new development The Exchange is ready to be moved into! Accommodation includes open plan living with a fitted kitchen, equipped with a built in oven & hob and fridge/freezer. Two double bedrooms, one of which is ensuite, with an open plan living and dining room. Wi-Fi included at a speed of 250Mbit/sec. Double glazed and electric heating throughout. Residents benefit from the use of the on-site gym, rooftop garden, and concierge service. Located in the heart of Preston, The Exchange is in the middle of the city's largest regeneration project. The Exchange is located within walking distance of central shopping areas, UCLAN University, and transport links. It sits within the Stoneygate regeneration masterplan, which promises to create a new 'urban village' in Preston. This will further enhance the city's appeal as a desirable destination for people to live, work, and play.

## Accommodation

All measurements are approximate.

## Further Information

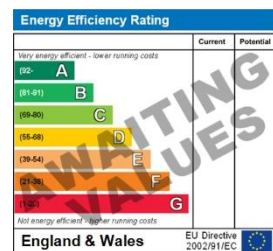
The deposit required is £1,269

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

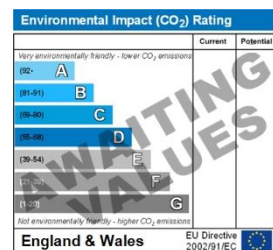
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 24 Months

## 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.



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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-4277

Creation Date: 24/07/2024

## 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, 2024. Local Lettings (NW) Limited Registered in England No. 08211074