

# HG Premier Lettings



## The Exchange

, Percy Street, Preston, PR1 1AX

## Rental £825 pcm

1 bedroom Flat / Apartment available 09 May 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

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- \* Unfurnished
- \* Hybrid Working Facilities
- \* Double Glazed

- \* Good Location
- \* Shared Working Area
- \* Double Bedroom

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

## Situation

This 7th-floor, one-bedroom unfurnished apartment is located in a brand-new development on the edge of Preston City Centre and is ready to move in! The apartment offers modern living with a spacious open-plan living room, ideal for those who enjoy a bright, airy space. The fully fitted kitchen comes equipped with a built-in oven & hob, fridge/freezer, and ample storage space, making it a great space for cooking and entertaining. The apartment features a well-sized double bedroom, providing a peaceful retreat with plenty of room for furniture. The separate three-piece bathroom is designed in white, featuring a hand wash basin, WC, and a panel bath with a shower over and a screen, providing both comfort and functionality. The apartment is double-glazed throughout, ensuring warmth and quiet, and benefits from electric heating, offering cost-efficient energy use and a consistent temperature all year round. Situated in the heart of Preston's newest neighbourhood, The Exchange development offers 200 brand-new, stylish homes, providing residents with elevated living in an area that is experiencing rapid growth and regeneration. This development stands out from other local projects by incorporating a relaxing community space, including a resident lounge and a beautiful rooftop garden. Whether you're looking to unwind with a book or enjoy stunning views of the city, the outdoor spaces provide the perfect setting for relaxation and socialising. Residents of The Exchange have access to a wide range of premium facilities, including a well-equipped gym, secure bike storage, and concierge services. Whether you

Property Ref: inst-5194

All measurements are approximate.

## Further Information

The deposit required is £825

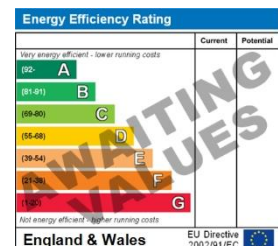
The landlord has requested to include National Fibre provide broadband/fibre to this property, all connections must be made through British fibre networks (Welcome packs will be provided on move in)

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

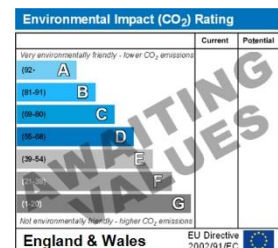
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 24 Months

## 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. The lower the rating the more environmentally friendly the home is and the lower the carbon footprint will be.

Creation Date: 07/05/2025

## 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