

# HG Premier Lettings



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

**Rental £800 pcm**  
1 bedroom Flat / Apartment available Now

Unit 1, Bishopgate Gardens, Ormskirk Road, PR1 2QP  
[preston@hgpremierlettings.com](mailto:preston@hgpremierlettings.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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- \* Furnished
- \* Shared Working Area
- \* Double Glazed

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

- \* Concierge
- \* Double Bedroom

## Situation

This 5th floor apartment located in this brand new development on the edge of the city centre is ready to be moved into! Accommodation includes open plan living and fitted kitchen with built in oven & hob and fridge/freezer. One double bedroom and separate three piece bathroom in white comprising hand wash basin, WC and panel bath with shower over and screen. Double glazed and electric heating throughout. Located in the heart of the city's newest neighbourhood, The Exchange offers 200 new stylish homes, providing elevated modern living to its residents. The Exchange distinguishes itself from other developments by providing residents with a relaxing community space through a resident lounge and roof garden. Residents can access various facilities, such as a gym, secure bike storage and a concierge. With the city of Preston transforming, it is experiencing its fastest growth through regeneration, cultural expansion, educational advancement, and improved connectivity. The Exchange is located within walking distance of central shopping areas, UCLAN University, and transport links. It sits within the Stonegate 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

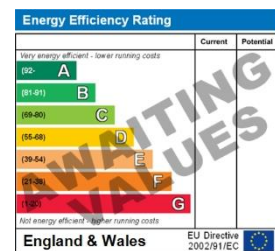
The deposit required is £1,038

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

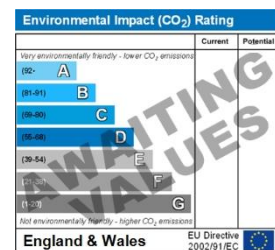
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 24 Months

## 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-4085

Creation Date: 23/06/2024

## 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