



## Bishopgate Gardens

, Bishopgate , Preston, PR1 1AT

**Rental £1,575 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

# HG Premier Lettings

\* Furnished

## Situation

Stunning 2-Bedroom Duplex Apartment in Preston City Centre – Luxury Living at Its Finest! Don't miss this incredible opportunity to rent a luxurious two-bedroom duplex apartment in the highly sought-after Bishopgate Gardens – one of Preston's most exciting new developments! This stunning brand-new apartment has been meticulously designed and finished to the highest standard, offering a stylish and contemporary living space in the heart of the city. With high-quality fittings and premium appointments throughout, this is the perfect home for professionals, couples, or anyone looking for the best of city living. Prime Location – Everything You Need on Your Doorstep! Located in the vibrant Preston City Centre, Bishopgate Gardens offers unrivaled convenience. You'll be just a short walk from a fantastic range of local amenities, including: Preston Market – perfect for fresh produce and artisan goods Popular restaurants and bars – a variety of dining options right on your doorstep The brand-new cinema and entertainment complex – just around the corner for the ultimate leisure experience High street shops and independent boutiques – everything you need for shopping and daily essentials Excellent transport links – minutes from Preston Bus Station and Train Station, offering easy connections to Manchester, Liverpool, and beyond Exclusive Resident Amenities Bishopgate Gardens offers so much more than just a place to live – it provides an exceptional lifestyle experience, with a range of high-end facilities designed for modern city living, including: On-site concierge service Property Ref: inst-5095

All measurements are approximate.

## Further Information

The deposit required is £1,575

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 tenant that the rent is paid 6 months upfront. If the tenant is to renew, this cannot be changed to monthly payments.

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		
More 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	
Less 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		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(10-100)	A	
(61-91)	B	
(35-60)	C	
(10-48)	D	
(1-34)	E	

Creation Date: 01/05/2025

## 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