



The Exchange

, Percy Street, Preston, PR1 1AY

Rental £1,600 pcm

3 bedroom Flat / Apartment available 01 June 2025

Unit 1, Bishopgate Gardens, Ormskirk Road, PR1 2QP
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 Bedroom

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

- * Shared Working Area
- * Double Glazed

Situation

This 12th floor apartment located in this brand new development on the edge of the city centre comes ready to move in! Accommodation includes open plan living with a 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 – Modern City Living with Outstanding Amenities Welcome to The Exchange, a brand-new residential development offering contemporary living in the heart of Preston. Ideally positioned within the city's most exciting regeneration zone, this stunning development is designed to provide residents with both style and convenience. This spacious three-bedroom apartment is available unfurnished, allowing you to create a home that suits your personal taste and lifestyle. The apartment boasts a modern open-plan layout, with high-quality finishes throughout. Large windows invite plenty of natural light, creating

Property Ref: inst-5153

All measurements are approximate.

Further Information

The deposit required is £1,846

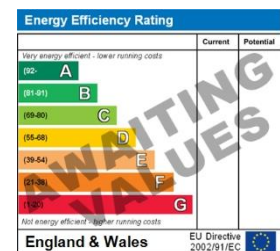
The landlord has requested to include National Fibre provide broadband/fibre to this property, all connections must be made through British fibre networks (Welcome packs will be provided on move in) , It has been mutually agreed between the landlord, Simon Schoeggler and Andreas Rudolf that their share of the rent is paid 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

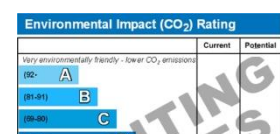
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 24 Months

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 (CO2) 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.



Creation Date: 03/05/2025

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