

# SHP

Smith Hodgkinson Pickervance

VALUERS

- Chartered Surveyors
- Country Property Sales & Lettings
- Land & Property Valuation
- Land & Property Management
- Asset Auctioneers

## TO LET



**Apartment 2  
at 11 Winckley Street  
Preston  
Lancashire  
PR1 2AF**

A two-bedroom contemporary duplex city centre apartment situated within the prestigious Grade II Listed building development of "The Apartments, Winckley Square"

**£850 p.c.m (unfurnished) payable monthly in advance**

Smith Hodgkinson Pickervance, 69 Garstang Road, Preston, Lancashire, PR1 1LB  
Telephone : 01772 555403 Fax : 01772 885333 Email : [info@shpvaluersltd.co.uk](mailto:info@shpvaluersltd.co.uk)  
Website : [www.shpvaluers.com](http://www.shpvaluers.com)

## DESCRIPTION

A two-bedroom contemporary duplex city centre apartment situated within the prestigious Grade II Listed building development of "The Apartments, Winckley Square"

The apartment extends to approximately 850 sq.ft (79 sq.m) gross internal floor area over two floors and affords the following accommodation;  
(all dimensions approximate)

### Ground Floor

#### Entrance Vestibule 2.47m x 1.91m

With stairs to lower ground floor, floor to ceiling radiator, cloaks cupboard.



#### Open Plan Kitchen/Family Room 7.23m (max) x 5.23m

A contemporary living space with feature double glazed sash window elevations overlooking Winckley Square and Winckley Street with high ceilings and a modern vibe, solid wood flooring.



### Kitchen Area

Contemporary fully fitted kitchen range comprising base and eye level units with granite worktops and breakfast bar, 1½ bowl stainless steel sink unit, integral appliances by Smeg including fridge and freezer, dishwasher, washing machine /drier, oven/grill with 4-ring electric hob and stainless steel extractor hood over.

## Lower Ground Floor



### **Ensuite Bedroom 1 7.11m (max) x 2.74m (max)**

Dressing area with fitted drawers and storage shelving.

En-suite shower room comprising shower cubicle, low flush WC, wash hand basin, chrome radiator/heated towel rail, limestone effect tile walls and floor, inset ceiling spotlighting.



### **Bedroom 2 2.35m x 3.67m**

Fitted wardrobes, double glazed sash window, inset ceiling spotlighting.

**Family Bathroom**

Comprising shower cubicle, bath, low flush WC and wash hand basin. Chrome radiator/heated towel rail, limestone effect tile walls and floor, inset ceiling spotlighting.

**General Property Remarks****Services**

Mains water, electricity, gas central heating system. Connected to public sewers. Sash double glazed windows.

**Tenure**

Assured Shorthold Tenancy. Flexible terms. Rent payable monthly in advance.

**Deposit**

A deposit bond of £850 is payable in addition to the first rent instalment.

**Car Parking**

A single car parking space is provided with the apartment.

**Rates**

In addition to the rent, the tenant will be responsible for payment of council tax Band 'D' and mains services (water, electricity gas)