



## Cubic Birley Street, Preston

**'Offers Over' £55,000**

An excellent investment opportunity. This city centre apartment is centrally located close to all amenities including shops, restaurants, Harris museum and UCLAN university. It provides easy to maintain, low running costs accommodation which comprises entrance hall, living area with fully fitted kitchen, double bedroom and bathroom with shower. It has electric heating and double glazing. The block is served by lift and also has had cladding safety works carried out. It is currently let to a professional long term tenant.



# Cubic Birley Street, Preston

## ENTRANCE VESTIBULE

Hot water cylinder cupboard

## ENTRANCE HALL

Electric wall heater

## LIVING AREA

Wall heater

## KITCHEN AREA

Built in oven, hob & extractor, stainless steel sink unit, integrated washing machine, dishwasher, tiled floor, spotlighting, door entry receiver, fridge/freezer

## BEDROOM ONE

Wall heater

## BATHROOM

Panelled bath with shower and screen, wash basin, WC, tiled floor, tiled splashbacks, wall heater

## PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		