



Stanley House 2 Stanley Place, Preston, PR1 8NA

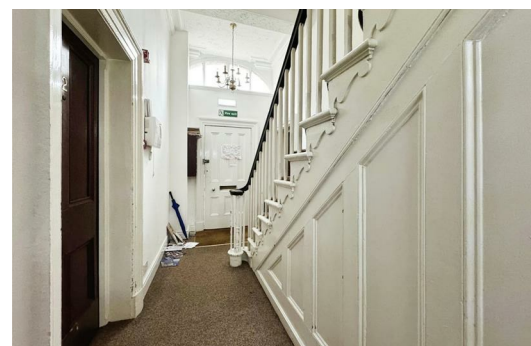
Offers Over £450,000

Are you looking for an ideal ready let investment opportunity just minutes walk from Preston Train Station?

Berkeley Shaw Real Estate is delighted to offer for sale this fantastic investment opportunity. Situated in the heart of Preston, the property comprises of 6 apartments generating an income of £38,844 per annum.

Flat 1- Studio apartment £444.05 pcm
Flat 2- 1 bed Apartment £599 pcm
Flat 3- Studio apartment £550 pcm
Flat 4- 1 bed apartment £444.05 pcm
Flat 5- Studio apartment £444.05 pcm
Flat 6- 1 bed Apartment £625 pcm

The development also offers a basement space with communal washing machine.



Communal hallway

Stair access to upper floors & basement access.

Apartment 1

Entrance hall, open plan kitchen/living area with a range of integrated appliances and shower room.

Apartment 2

Hallway, living room/kitchen, shower room & bedroom.

Apartment 3

Entrance hall, open plan kitchen/living area with a range of integrated appliances and shower room.

Apartment 4

Hallway, living room/kitchen, shower room & bedroom.

Apartment 5

Entrance hall, kitchen, living area/sleeping area with a range of integrated appliances and shower room.

Apartment 6

Hallway, living room/kitchen area, separate WC, shower room & bedroom.

GROUND FLOOR

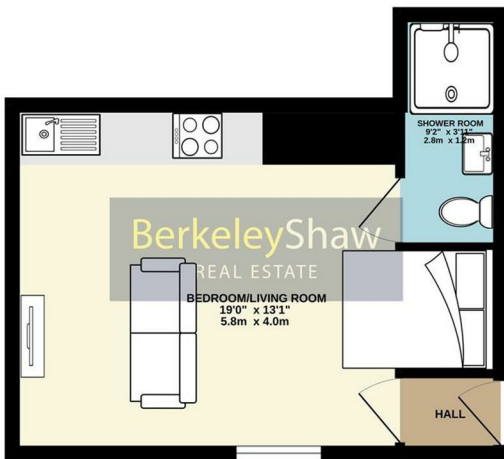


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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