



## Kayley House, Preston, PR1 4DP £825 PCM

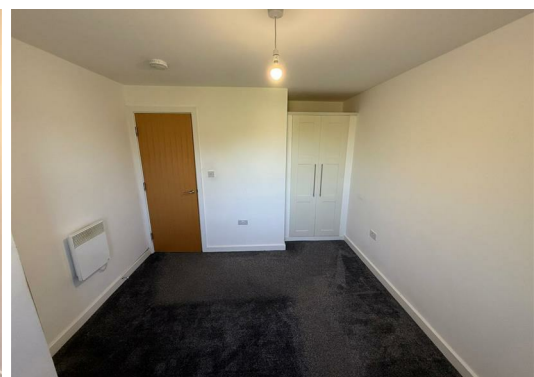
Welcome to Kayley House, an inviting apartment located on New Hall Lane in the vibrant city of Preston. This charming two-bedroom residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a modern living space.

As you step inside, you will be greeted by a warm and welcoming atmosphere. The apartment features a well-designed layout that maximises space and natural light, creating a bright and airy environment. The two bedrooms are generously sized, providing ample room for relaxation and personalisation. Whether you envision a tranquil retreat or a lively guest room, these spaces can easily adapt to your needs.

The living area is perfect for both entertaining guests and enjoying quiet evenings at home. Its open-plan design allows for seamless interaction between the living and dining spaces, making it an excellent setting for social gatherings. The kitchen is equipped with modern appliances, ensuring that meal preparation is both efficient and enjoyable.

Situated in a prime location, Kayley House offers easy access to local amenities, including shops, restaurants, and parks. The vibrant community of Preston is known for its rich history and cultural attractions, providing residents with a variety of leisure activities and experiences.

In summary, this two-bedroom apartment at Kayley House is a wonderful opportunity for those looking to embrace a comfortable lifestyle in a thriving area. With its appealing features and convenient location, it is sure to attract interest from prospective buyers and renters alike. Do not miss the chance to make this delightful apartment your new home.



**Disclaimer:**

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings. For further information please call.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	82		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A	(02-10) A		
(81-91) B	(11-20) B		
(69-80) C	(31-40) C		
(54-68) D	(41-50) D		
(39-53) E	(51-60) E		
(21-38) F	(61-70) F		
(1-20) G	(81-90) G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



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