



## 2 bed apartment to buy in PR1

16 Cross Street, Preston, Lancashire, PR1 3AJ

**£85,000** Starting Bid

 x 2  x 1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ City-Centre Living: Steps from Preston train station and local
- ✓ Modern Open-Plan Living: Bright kitchen and lounge with Juliet balcony overlooking Winckley
- ✓ Two-Bedroom Apartment: Flexible layout perfect for professionals, couples, or sharers
- ✓ Strong Investment: High rental demand and solid returns.

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms and conditions apply. Starting bid £85,000.

Set within Winckley House, this smartly presented two-bedroom apartment offers a modern and practical city lifestyle ideal for investors looking for a strong buy-to-let opportunity with a current tenant paying £795 pcm. With solid returns and a well-planned layout, it represents one of the best investment options in Preston.

Inside, the apartment makes excellent use of its 520 sq ft of living space. The open-plan kitchen and living area is bright and inviting, featuring Juliet balcony doors that open to views over Winckley Square, creating a lovely sense of openness and connection to the city. The kitchen is fitted with modern units, integrated appliances and generous counter space, making it a comfortable and easy-to-maintain space for everyday use.

The main double bedroom and the second bedroom is served by modern low maintenance bathroom.

With its thoughtful design, central position and reliable rental demand, this apartment stands out as a strong choice for investors seeking consistent returns. Properties like this remain popular with professional tenants due to their proximity to local offices and transport links.

The location is another major advantage. Winckley House sits just a short walk from Preston train station, offering direct access to Manchester, Liverpool and beyond.

The apartment also enjoys easy reach of Winckley Square, Avenham Park and Miller Park, ideal for a stroll, picnic or some weekend downtime.

With local cafés, shops and restaurants close by, this apartment combines comfort, convenience and city living in one of Preston's most desirable and well-connected areas.

Kitchen

5.48 x 2.70m

Bedroom 1

4.49 x 2.38m

Bedroom 2

4.28 x 2.15m

Hallway

4.48 x 3.10m

Storage

1.51 x 0.82m

Bathroom

2.40 x 1.96m

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 143

Annual Ground Rent Amount: £457.00

Annual Service Charge Amount: £1,769.00

Price: Starting Bid £85,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block, Insulated concrete framework

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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