

E8, The Warehouse Apartments,  
Victoria Street, Preston, Lancashire

**Offers Over: £125,000**  
**Leasehold**

 **Reeds Rains**

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Ideal investment opportunity for a four bedroom student accommodation. This property is an ideal investment opportunity for anyone who wants to sit back and see the money roll in. This four bedroom apartment is set up for student accommodation. The property is occupied 43 weeks of the year and is run by its own on-site management. The property comprises of entrance hall, four bedrooms all with en-suites and a communal lounge open plan into the kitchen. Within walking distance from the Train...

**Ground Floor**

**Communal Entrance**

Secured intercom. Access to the apartment.

**Entrance Hall**

Secured intercom. Ceiling light point. Door to the boiler room. Doors to the bedrooms and the communal living room.

**Bedroom**

19'6" x 7'11" (5.94m x 2.41m)  
Double glazed window. Electric heater. Fitted bed, desk and wardrobes. Ceiling light point and door to the en-suite.

**En-suite**

Three piece suite comprising of shower cubicle, pedestal wash hand basin and low level WC. Fully tiled walls. Ceiling light point and extractor fan.

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**Open Plan Communal Area**

Open plan communal area.

**Open Plan Kitchen**

Open plan living space into the kitchen. The kitchen benefits from modern wall and base units with contrasting work surfaces incorporating breakfast bar, electric oven and hob. Integrated appliances. Single stainless steel bowl and drainer. Part tiled walls. Ceiling light point and electric heater.

**Council Tax Band**

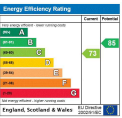
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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



**Second Floor**

Total floor area 93.0 sq. m. (1,001 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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