



## 1 bed apartment to buy in PR1

Bishopgate, Preston, Preston, Lancashire,  
PR1 1AS

**£90,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Excellent Public Transport Links
- ✓ One Bedroom Apartment
- ✓ Tenant In Situ £800 pcm
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Electric

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

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northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Located within the highly regarded Bishopgate Gardens development in the heart of Preston city centre, this unfurnished one-bedroom apartment offers premium living in a modern, well-managed building. Finished to a high standard throughout, the apartment combines contemporary design with practical features.

Positioned on a higher floor, the apartment enjoys excellent natural light and elevated views over the surrounding city. As you step inside, you're welcomed by a generous entrance hallway with space for storage and personalisation.

The heart of the home is the spacious open-plan kitchen, dining, and living area – a well-designed space offering comfort and flexibility. The kitchen is fitted with sleek cabinetry, integrated appliances, and includes a washing machine as standard. Neutral finishes and clean lines make this space adaptable to a variety of furniture styles and interior tastes.

The living area is bright and inviting, with large windows fitted with modern blinds, ensuring privacy without compromising natural light. This space offers more than enough room for a comfortable sofa set, coffee table, media unit, and dining table – giving you freedom to design the living space around your lifestyle.

The double bedroom continues the theme of space and style, featuring large windows and ample room for wardrobes, drawers, and a king or double bed. The neutral palette creates a calming atmosphere, ready to be personalised to suit your own style.

The bathroom is fitted with a high-quality three-piece suite including a full-sized bath with overhead shower and glass screen, a modern WC, and a vanity basin with built-in storage. Sleek tiling and fixtures give the room a refined and elegant finish.

Bishopgate Gardens is known for its impressive communal features, including a concierge service, secure entry, and a private rooftop terrace for residents to enjoy. With excellent maintenance and a sense of community throughout the building, this development stands out as one of Preston's most attractive residential offerings.

Ideally situated in the city centre, the apartment is within walking distance of shops, cafés, restaurants, and green spaces, as well as excellent public transport links.

£2736.91 Service charges for 2025

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 247

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,737.00

Price: Starting Bid £90,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Risk of floods and or erosion: No


Flooded in last 5 years: No

Flood defences: No

Listed property: No

Heating: Electric



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(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 

Bishopgate, Preston, Preston, Lancashire, PR1 1AS

Contact your local branch today for more information on this property:

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