



## PROPERTY DESCRIPTION

The historic Duke of York complex has been fully renovated into modern & contemporary apartments.

Within walking distance to local amenities, public transport routes with bus stops to the front & rear of the property and only a short distance to the UCLAN campus.

The apartment is also protected by full CCTV.

Renovated to an immaculate standard, we offer:

A fully fitted kitchen with integrated oven/hob, washer/dryer, microwave and other laundry facilities, recycling bins to fall in line with a green ethos, 'American style' fridge freezer & a full first aid kit supplied also.

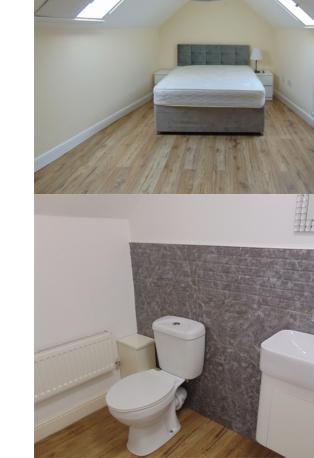
 $The \ living \ space \ (10.2m\ x\ 3.4m)\ comes\ equipped\ with\ sofa/chairs,\ TV\ with\ fibre\ broadband\ fitted\ and\ modern\ furnishing\ throughout.$ 

Two double bedrooms to the first floor.

Stylish fitted shower room with a double shower, toilet & sink basin.

All apartments are fitted with an electronic visual intercom, secure entrance to the complex itself & a fully integrated fire control system compliant with all current regulations.

Deposit - £675



# **FEATURES**



# ROOM DESCRIPTIONS GROUND FLOOR

# Entrance Hallway

# Living Room

The communal living space comes equipped with sofa/chairs, TV with fibre broadband fitted and modern furnishing throughout.

#### Kitchen

A fully fitted kitchen with integrated oven/hob, washer/dryer, recycling bins to fall in line with a green ethos, laundry facilities, 'American style' fridge freezer & a full first aid kit supplied also.

# Shower Room

Stylish fitted shower room with a double shower, toilet & sink basin.

## FIRST FLOOR

## Bedroom 1

Each bedroom comes with a bed, wardrobes/drawers & desk with chair.

#### Bedroom 2

## **Toilet Room**

On the first floor, a toilet & sink basin situated between both bedrooms.