




176 Fylde Road, 40  
Student Village,  
PRESTON, Lancashire  
PR1 2FQ  
£180 pw

\*\*\*STUDENTS\*\*\*ON-SITE  
PARKING\*\*\*

\*\*\*FULLY  
FURNISHED\*\*\*DUPLEX  
FLAT\*\*\*ALL BILLS  
INCLUDED\*\*\*INTERNET  
INCLUDED  
WEEK\*\*\*GYM/FITNESS  
CENTRES CLOSE BY  
\*\*\*VIEWING HIGHLY  
RECOMMENDED\*\*\*PRIVATE  
PARKING\*\*\*MODERN  
APARTMENT\*\*\*ONSITE  
MAINTENANCE

## Energy Efficiency Rating

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with North West Homes - Campus Office
Reference	Telephone 01772 821313
	RL0137
Additional Information	Deposit: £450
	Holding Deposit: £190

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.