




Fylde Road Flat 6,  
PRESTON, Lancashire  
PR1 2XP  
£133 pw

\*\*\*FULLY FURNISHED\*\*\*ALL  
BILLS  
INCLUDED\*\*\*INTERNET  
INCLUDED\*\*\*CLOSE TO  
UCLAN\*\*\*FREE WASHING  
MACHINE\*\*\*GYM/FITNESS  
CENTRES CLOSE  
BY\*\*\*WALKING DISTANCE  
FROM GROCERY  
STORES\*\*\*UCLAN LIBRARY  
CLOSE BY\*\*\*STUDENT  
PROPERTY\*\*\*

## 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>66</b>	<b>71</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
	RL0456
Additional Information	Deposit: £450
	Holding Deposit: £133

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.