



## 38 CUBIC BIRLEY STREET PRESTON, PR1 2AQ

£695 PCM

Modern apartment set in a prime location within a short walking distance to the university of central Lancashire and convenient for the city centre. This apartment is presented to a high standard throughout and briefly comprises: entrance hall, superb open plan lounge and modern fitted kitchen, one double bedroom and a modern bathroom suite. UPVC double glazed windows and electric heating. Fully furnished to a high standard. Available 24th March 2026.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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