





Ground Floor

**PROPERTY INFORMATION:**

Address	: Studio 3, The Guild Tavern, 20-22 Tithebarn Street, Preston, PR1 1DJ, Preston, Preston, PR1 1DL
Category	: Rented for 2021/22
Type	: For rent
Number bathrooms	: 1
Number bedrooms	: 1

**PROPERTY INFORMATION:**

This extra large studio flat is perfect for a single person or couple, at 43sqm, and includes a king sized bed and fully fitted kitchen. The Guild Tavern is a high spec recently refurbished building and is located a few steps from the bars, shops and restaurants on Fishergate, and within a short walk to Uni. All utilities, high speed wifi and FREE use of the laundry room are included in the rent.

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**PROPERTY INFORMATION**

Deposit PP (Numbers Only)	: 300.00 For Studio
Contract Length (Months)	: 50 Week
# of Months Half Rent	: 0
Available From Day	: 1
Available From Month	: September
Available From Year	: 2021
Available To Day	: 14
Available To Month	: August
Available To Year	: 2022
Deposit Payable to Reserve the House	: 150.00 For Studio
Deposit Balance before 1 July	: 0
Price Per Person Per Month	: 675.99
Accreditation Logo (Property Redress Scheme)	: true

Accreditation Logo (National Landlords Association) : true  
Endsleigh Insurance : true

## CONVENIENCE:

### General Amenities:

- |  |   |  |
|--|---|--|
| 1/ Flat Screen TV  | 2/ King Sized Bed   | 3/ Dishwasher  |
| 4/ Convection Microwave Oven   | 5/ Desks with Executive Chairs  | 6/ FREE Use of Laundry Room (a typical saving of Â£5-Â£8 pppw) |
| 7/ Full Size Oven  | 8/ Dedicated Leased Line - Fast Fibre Wifi  | 9/ UCLan Registered Property                                   |
| 10/ All Utilities INCLUDED   | 11/ Fridge/Freezer  | 12/ CCTV   |
| 13/ Shortlisted for Landlord of the Year and Most Responsive Landlord - UCLan Students Union Awards 2018 | 14/ FREE Endsleigh personal contents insurance up to Â£5000.00 per student (a typical saving of Â£3-Â£4 pppw) |  |