

THE1ONETM

WINCKLEY SQUARE

AN INCREDIBLE JOURNEY...

The One Winckley Square is not just a stunning Georgian property offering the most amazing living space and uninterrupted views of Winckley Square Garden. It is also a legacy, your new home is an important part of the building's history and the building's future.

A Bright Future Together...

We are not just the developers of The One Winckley Square, we are also the custodians of the building. Meaning that our journey together begins when you move into your new home. We will be here to ensure the communal areas are kept immaculate, the outdoor spaces are well maintained and the building's future is a secure and bright one. Who better to maintain the building than the very people who lovingly restored and developed it.

Be A Part of This Beautiful Development and Start Your Own Legacy...

CONTENTS

WELCOME HOME	4
OFF PLAN	7
THE FINISH TO SUIT EVERY BUDGET	8
THE MOOD BOARD	9
THE APARTMENTS	10-79
THE BUILDING	80
THE DEVELOPER	81
THE AREA	82
MORE INFORMATION	87
FREQUENTLY ASKED QUESTIONS	88
TERMS AND CONDITIONS	90

WELCOME HOME

The One Winckley Square has been designed with your happiness in mind. Every apartment is spacious and ready to be filled with love, giving you the safety and security of owning your own home in the most prestigious address of Winckley Square.

Enjoy the smell of good food cooking with friends and family in the light, open plan kitchen and dining room, then curl up with a good book or a movie on your comfy sofa, in your cozy living room.

Consisting of only seventeen apartments this is modern living at its very best and all set in the most stunning Georgian property. Enjoy the benefit of space allowing life's little luxuries such as roll top baths and separate showers, large sash windows overlooking the stunning park and high ceilings and walls. Clever, thought-out design from our incredible 5* hotel design team means you will finally have the beautiful modern home you've always wanted.



As Unique As You Are...

Buying a home at The One Winckley Square is only the beginning of your incredible journey; each apartment is unique and a choice of three finishes allows you to personalise your home even further. From modern porcelain tiles to beautiful natural marble, from cotton to silk, there are finishes to meet every taste.

This is your opportunity to move into your brand-new home that you can add your own style and taste to, with our expertise, experience and support.

For more information please turn to page 8



Location, Location, Location...

Your new home is ideally located in the stunning Winckley Square which is the most quiet and tranquil place and yet only a minute's stroll to the best restaurants, bars, banks, shopping and conveniences of Preston's bustling city centre. Such convenience means you won't need your car, but should you need to, there are secure, private parking spaces available on site.

A short stroll away from the high street and you find yourself in the beautiful Avenham Park, enjoy the stunning open space of the park, the Japanese garden and the famous River Ribble.

London in only minutes...

Preston's newly refurbished train station is only a few minutes walk from your front door, with amazing travel times like London in only two hours and nine minutes or Edinburgh in two hours and twenty three minutes, you truly have the freedom to travel.

The One Winckley Square truly has it all; The Most Luxurious Apartments, In The Best Square, In The Greatest City. Welcome to The One Winckley Square. Welcome Home.



OFF PLAN

Don't miss out on your dream home, there is only The One Winckley Square so once the apartments are sold, they are gone for good. Buying off plan ensures that your home is secure and you don't have the worry of missing out.

Space Tailored To You...

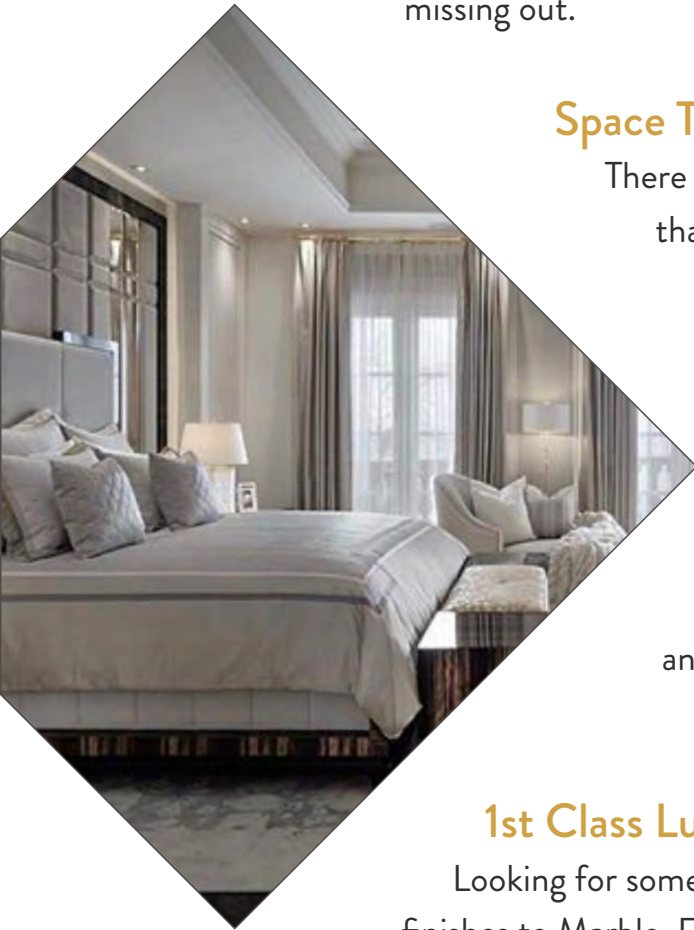
There are many benefits to buying off plan, not only will you get a more competitive price than that of apartments on the open market, but you can also choose the finishes and details that suit you. Don't need the second bedroom? Would rather have your own walk in wardrobe? No problem, we can change the layout of selected apartments to suit your individual needs.

Tile or Carpet?

Not only can you choose the layout that you wish, you can also choose from an excellent variety of tiles, carpet, paint colours and finishes.

1st Class Luxury As Individual As You Are...

Looking for something extra special? Buying off plan gives you the option to upgrade any of the finishes to Marble, Farrow & Ball paint, and Kitchens that would make a celebrity chef jealous!



THE FINISH TO SUIT EVERY BUDGET

When you buy your new home there are three levels of finish you can choose from;

Standard Finish

The standard finish comes at no extra expense, your apartment will be finished to a high standard that will include tiles in the bathroom and kitchen, an upper entry level bathroom and kitchen. Walls will be painted in a colour of your choosing with a quality trade paint.

Premium Finish

The premium finish comes at an extra expense, your apartment will be finished to a high standard and your tiles will be of a higher quality, we recommend an Italian porcelain tile of your choosing, your kitchen will be superior to the standard finish kitchen with premium work tops, soft close cupboards and much more. Your apartment will be carpeted through out in a premium 80/20 cashmere carpet and thick underlay. The walls will be painted in a colour of your choosing with the best quality trade paint.

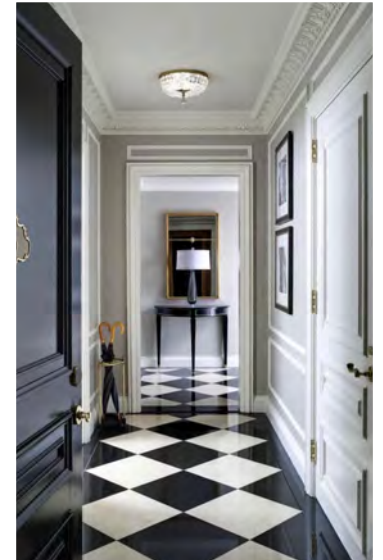
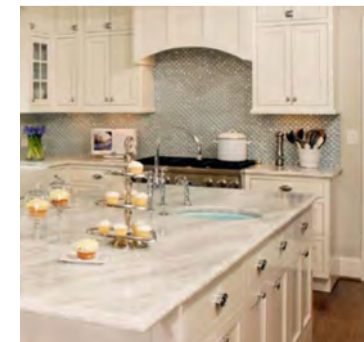
Platinum Finish

The best of the best, where no expense is spared. The platinum finish comes at an extra expense, your apartment will be finished to a high standard with the very best tiles available. Your kitchen will be the best available, including real solid granite work tops. Your bathroom will include the very best finishes including roll top standing copper, nickel or wood bath of your choice (where applicable). Your apartment will be painted with Farrow&Ball paint in colours of your choosing and will be carpeted with 80/20 cashmere carpets and Cloud9 underlay.

The platinum finish truly represents the best value for money finish available.

For more information on the finish that suits you please contact Entwistle Green on 01772 823021.

THE MOOD BOARD



THE APARTMENTS

Overleaf you will find the layout, dimensions and location of each of the seventeen stunning apartments. If you are looking for gorgeous Georgian features, high ceilings, large windows, quality craftsmanship and true opulence then,

It's time to pick your perfect home...



APARTMENT ONE

Chosen as the show apartment for The One Winckley Square. A stunning apartment with views of Winckley Square Garden and street scene. High ceilings with stunning original features, a great open plan living room, kitchen and dining area. Two bedrooms and an amazing master bathroom.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

A stunning apartment that is flooded with natural light, two bedrooms with high ceilings and an open plan kitchen, dining and living area.

Floor Plan

The master bedroom and the second bedroom are an excellent size with a master bathroom, which has a stunning shower and bath. This apartment could easily be a perfect fit for a couple or a small family.

Quick Reference Chart

No. of Bedrooms: 2

No. of Bathrooms: 1

Gross Square Footage (feet): 730

Floor: Ground







APARTMENT TWO

High ceilings and stunning natural light are the key features in this beautiful apartment. Work, relax or cook in the open plan living space filled with the most amazing natural light. The large windows make this a very special space indeed, there is nothing better than being sat in this apartment on a summer's day with the windows open and the warm breeze floating through the space.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor Plan

The master bedroom is an excellent size and just off it is the master bathroom, which has a stunning shower and bath. This truly is the perfect apartment for the individual or couple.

Quick Reference Chart

No. of Bedrooms: 1

No. of Bathrooms: 1

Gross Square Footage (feet): 534

Floor: Ground







APARTMENT THREE

High ceilings and spacious rooms are the key features in this beautiful apartment overlooking Winckley Square Gardens. The apartment has an open plan living, dining and kitchen perfect for having friends and family over to visit, while keeping your bedroom private.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor Plan

The master bedroom also benefits from an elegant roll top bath after all, you deserve to soak away a hard day at work and relax in spacious opulence. The apartment is an excellent size and is a perfect fit for the individual or couple.

Quick Reference Chart

No. of Bedrooms: 1

No. of Bathrooms: 1

Gross Square Footage (feet): 489

Floor: First







APARTMENT FOUR

High ceilings and spacious rooms are the key features in this beautiful apartment. The apartment has an open plan living, dining and kitchen perfect for having friends and family over to visit, while keeping your bedroom private.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor Plan

The master bedroom is an excellent size as is the bathroom which has a stunning shower and bath. This truly is the perfect apartment for the individual or couple.

Quick Reference Chart

No. of Bedrooms: 1

No. of Bathrooms: 1

Gross Square Footage (feet): 388

Floor: First







APARTMENT FIVE

A truly stunning and spacious two-bedroom apartment with very well-proportioned rooms and high ceilings, space is the key feature of this beautiful apartment.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor Plan

There are two bedrooms one of which is a substantial master suite with en-suite bathroom. The master bathroom is complete with a luxurious bath, after all, you deserve to soak away a hard day at work and relax in spacious, spectacular, opulence.

Quick Reference Chart

No. of Bedrooms: 2

No. of Bathrooms: 2

Gross Square Footage (feet): 709

Floor: First







APARTMENT SIX

Georgian opulence at its finest is the key feature of this stunning apartment. The open plan living and dining room is something that truly has to be seen to be appreciated. A most unique and grand living room sits smartly over the side entrance to The One Winckley Square.

The grand Georgian windows not only allow natural light to pour into this beautiful apartment but they offer the most incredible picture frame view of the beautiful Winckley Square Gardens.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor plan

This two bedroom apartment has a master bathroom with a rain fall power shower and separate roll top bath, after all, you deserve to soak away a hard day at work and relax in spacious, spectacular, opulence.

Quick Reference Chart

No. of Bedrooms: 2

No. of Bathrooms: 1

Gross Square Footage (feet): 865

Floor: Second







APARTMENT SEVEN

Having your own unique views of Winckley Square Garden from the comfort and safety of your stunning Georgian apartment is the key feature of this apartment. Enjoy open plan living in the grand drawing room and when the evening comes to a close retire to your own master bedroom.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor Plan

This two bedroom apartment has a master bathroom with a rain fall power shower and separate roll top bath, after all, you deserve to soak away a hard day at work and relax in spacious, spectacular, opulence. The wet room style bathroom offers a walk in shower that simply has to be seen to be appreciated.

Quick Reference Chart

No. of Bedrooms: 2

No. of Bathrooms: 2

Gross Square Footage (feet): 784

Floor: Second







APARTMENT EIGHT

An apartment with entertaining space that will make all your friends and family jealous. Space to cook up a storm, space to relax and space to work. Open plan living will give you the flexibility to live the life you've always wanted.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor Plan

Open plan dining and living offer the perfect space for cooking up a storm, entertaining guests or relaxing after a hard day's work. High ceilings and spacious rooms all make this apartment truly one of the most beautiful homes in Preston, a perfect fit for a small family.

Quick Reference Chart

No. of Bedrooms: 2

No. of Bathrooms: 2

Gross Square Footage (feet):784

Floor: Lower Ground







APARTMENT NINE

High ceilings and spacious rooms are the key features in this beautiful apartment. The apartment has an open plan living, dining and kitchen perfect for having friends and family over to visit, while keeping your bedroom private.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor Plan

Open plan dining and living offer the perfect space for cooking up a storm, entertaining guests or relaxing after a hard day's work. High ceilings and spacious rooms all make this apartment truly one of the most beautiful homes in Preston, a perfect fit for an individual or couple.

Quick Reference Chart

No. of Bedrooms: 1

No. of Bathrooms: 1

Gross Square Footage (feet): 365

Floor: Lower Ground







APARTMENT TEN

High ceilings and spacious rooms are the key features in this beautiful apartment. The apartment has an open plan living, dining and kitchen perfect for having friends and family over to visit, while keeping your bedroom private.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor Plan

The master bedroom is an excellent size as is the master bathroom which has a stunning shower and bath. This truly is the perfect apartment for a couple or a small family.

Quick Reference Chart

No. of Bedrooms: 2

No. of Bathrooms: 2

Gross Square Footage (feet): 650

Floor: Ground







APARTMENT ELEVEN

An apartment with entertaining space that will make all your friends and family jealous. Space to cook up a storm, space to relax and space to work. Open plan living will give you the flexibility to live the life you've always wanted.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor Plan

Both bedrooms are an excellent size and have large en-suites, which both have a stunning shower and bath. This truly is the perfect apartment for a couple or a small family.

Quick Reference Chart

No. of Bedrooms: 2

No. of Bathrooms: 2

Gross Square Footage (feet): 682

Floor: Ground







APARTMENT TWELVE

An apartment with entertaining space that will make all your friends and family jealous. Space to cook up a storm, space to relax and space to work. Open plan living will give you the flexibility to live the life you've always wanted.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor Plan

The master bedroom is an excellent size as is the master bathroom which has a stunning shower and bath. This truly is the perfect apartment for an individual or couple.

Quick Reference Chart

No. of Bedrooms: 1

No. of Bathrooms: 1

Gross Square Footage (feet): 461

Floor: Ground







APARTMENT THIRTEEN

High ceilings and stunning natural light are the key features in this beautiful apartment. Work, relax or cook in the open plan living space filled with the most amazing natural light. The large windows make this a very special space indeed, there is nothing better than being sat in this apartment on a summer's day with the windows open and the warm breeze floating through the space.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor Plan

The master bedroom is an excellent size with huge open plan living space with views over Winckley Square. Hard day at work? Then soak away the day in the luxurious roll top bath in your beautiful bathroom.

Quick Reference Chart

No. of Bedrooms: 1

No. of Bathrooms: 1

Gross Square Footage (feet): 713

Floor: Ground







APARTMENT FOURTEEN

An apartment with entertaining space that will make all your friends and family jealous. Space to cook up a storm, space to relax and space to work. Open plan living will give you the flexibility to live the life you've always wanted.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor plan

The master bedroom is an excellent size as is the master bathroom which has a stunning shower and bath. With a large open plan living, kitchen and dining, this truly is the perfect home for the individual or couple.

Quick Reference Chart

No. of Bedrooms: 1

No. of Bathrooms: 1

Gross Square Footage (feet): 648

Floor: First







APARTMENT FIFTEEN

A brand new apartment in a stunning setting in the heart of Preston. A spacious apartment with two large bedrooms, both with en-suite bathrooms.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor Plan

Both bedrooms are an excellent size and have large en-suites, each of which has a stunning shower and bath. This truly is the perfect apartment for a couple or small family.

Quick Reference Chart

No. of Bedrooms: 2

No. of Bathrooms: 2

Gross Square Footage (feet): 721

Floor: First







APARTMENT SIXTEEN

An apartment with entertaining space that will make all your friends and family jealous. Space to cook up a storm, space to relax and space to work. Open plan living will give you the flexibility to live the life you've always wanted.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor plan

The master bedroom is an excellent size and just off it is the master bathroom which has a stunning shower and bath. This truly is the perfect apartment for the individual or couple.

Quick Reference Chart

No. of Bedrooms: 1

No. of Bathrooms: 1

Gross Square Footage (feet): 454

Floor: First







THE PENTHOUSE

The best of the best, the largest apartment at The One Winckley Square sat right at the top is this gorgeous Penthouse. The master bedroom offers you the space of a walk-in wardrobe. Lay in bed and enjoy the stunning views of the wrap around roof top garden. Ample cooking, dining and entertaining space means you can entertain your friends and family in true opulence and style.

The south facing wrap around roof garden has been designed so you get the sun and best light throughout the day. The front door sits on the lower storey giving you your own, private staircase and entrance, offering the utmost in privacy and security.

This apartment has been finished to the highest standard with no expense spared. The apartment benefits from TV aerial points in each room where possible and a dedicated Cat5 Ethernet cable giving you the option of your preferred television and superfast fibreoptic broadband provider.*

If you are looking to buy this apartment off plan then you are welcome to change the layout to suit your individual needs. Should you wish to add anything extra then please let your agent know and we will be happy to discuss all possible options with you.**

Floor plan

Two generous en-suite bedrooms, the master bedroom also has a walk-in wardrobe, open plan living at its best in the kitchen, dining and living room. The wrap around roof top garden makes this apartment the best apartment in Preston without question.

Quick Reference Chart

No. of Bedrooms: 2

No. of Bathrooms: 2

Gross Square Footage (feet): 853

Floor: Second







THE BUILDING

A Story to tell...

The One Winckley Square has a rich history, as the sixth building to be built in the square in the early eighteen hundreds, circa 1804, as a substantial town house for a prominent Preston family. Given the properties significance it is of course Grade II listed.

We are very lucky that the front façade of the building remains as it did when it was originally constructed, many of the windows are original and there are even some original internal features which remain.

The entrance hall is most impressive; offering high ceilings, tall, elegant doors, magnificent chandeliers which all lead to the original staircase. You get a real sense of the grandeur and history of the building as you rise up the stairs following the stunning curves of the original wooden ballustrade.

One of the most unusual features is the grand living room of apartment Thirteen which seems to float in the air above the entrance to the secure car park at the rear of the property. The picture frame view of Winckley Square garden from the Grand living room is truly beautiful.

THE DEVELOPER

The One Winckley Square is brought to you by the Walker&Williams Group. A family business based in Preston the Walker&Williams Group have interests throughout Preston including the 5 Star Winckley Square Hotel located just across the square from The One Winckley Square.

We take great time and pride in everything we do and The One Winckley Square is our proudest development yet. We always create spaces that we would love to live in ourselves and that is exactly what we have in this stunning development. From the design stage to the level of workmanship, nothing is left to chance and only the very best quality will do.

Shortly the development will be sold out but our role doesn't end there; we will be ensuring the building and communal areas are serviced and maintained by our own local in-house team moving forward. Who better to take care of the building than the very team who developed it in the first place.

You can see more about the Walker&Williams Group by going online to theonewinckleysquare.co.uk, walkerwilliams.co.uk and luxuryhousesshare.co.uk.



THE AREA

The capital of Lancashire, located in the North West of England Preston is a very special city indeed. Perfectly located for easy access to the world-famous Lake District, Ribble Valley and Yorkshire Dales but within equal distance to the large cities of Manchester and Liverpool. A city rich in history, playing a major part in the Industrial revolution of 1760.

The Best Place To Live In Britain...

Preston was recently voted the best place to live in Britain by a very in-depth study conducted by Sarah Beeny and Channel 4. The documentary in question looked at many factors including affordable housing, job opportunities, available health care, good schools, average salaries, job opportunities, business, wellbeing, transport links and culture.

The Best Place To Work In The North West...

Preston came top in the North West of the Good Growth For Cities index for both living standards, working standards and overall wellbeing beating both Manchester and Liverpool.

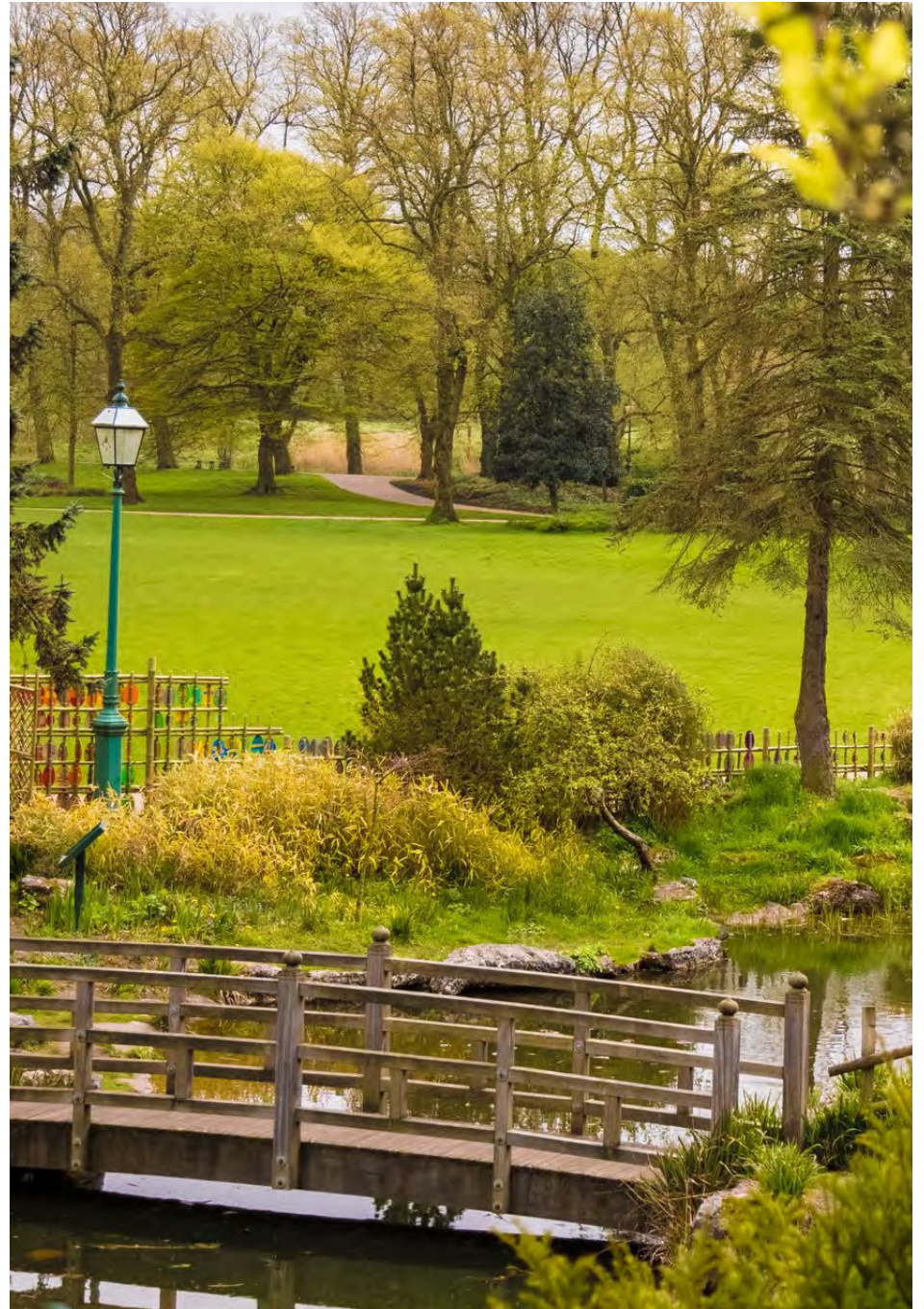
The Most Improved City In The United Kingdom...

Research carried out by the accountancy firm PrinceWaterhouseCoopers and the thinktank Demos, which used a range of measures including employment, worker's pay, house prices, the environment, work-life balance and inequality to rank 42 UK cities, found that Preston had improved the most in its 2018 Good Growth for Cities index.

It is clear that we are not the only ones that believe Preston is a very special city. Now imagine having your home in the most exclusive development, in this very special city.



The Stunning Brockholes Nature Reserve



A short stroll through Avenham Park

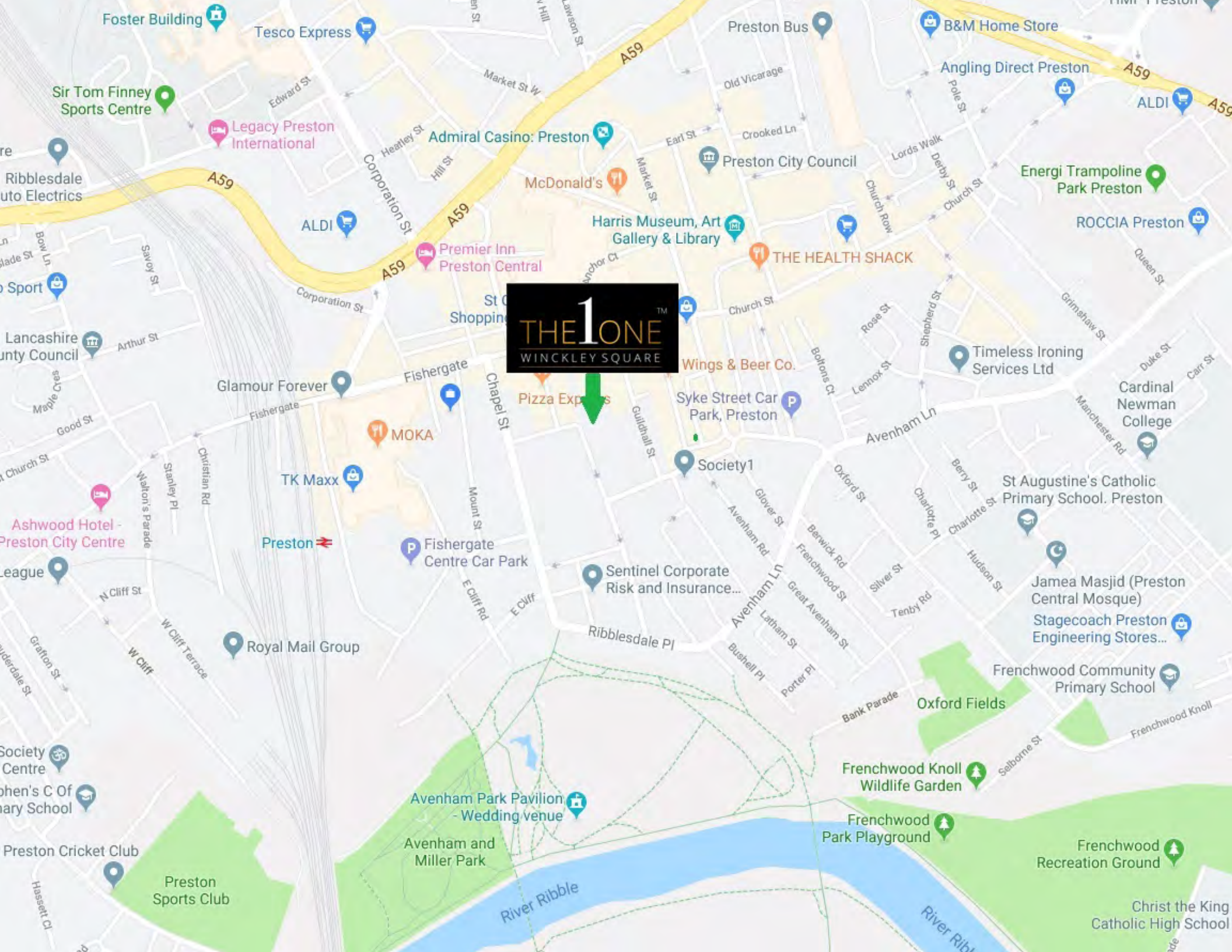


Sail Away from Preston Marina

The Stunning Japanese Gardens in Avenham Park



The one and only Winckley Square



THE 1
WINCKLEY SQUARE



University
of Central
Lancashire

Preston

Holiday Inn Preston

Preston Bus

Legacy Preston
International Hotel

ALDI

THE 1 ONE
WINCKLEY SQUARE

Glamour Forever

Fishergate

The Free Test Company

Sentinel Corporate
Risk and Insurance...

Cardinal
Newman
College

Energi Trampoline
Park Preston

HMP Preston

Christ the King
Catholic High School

Avenham and
Miller Park

The Continental

Preston Cricket Club

River Ribble

MORE INFORMATION

For Sales and Enquiries Please Contact;

Entwistle Green
13-14 Chapel Street, PR1 8BU
Phone: 01772 823 021



FREQUENTLY ASKED QUESTIONS

What sets this development apart?

The attention to detail that comes from the most experienced and innovative developer in the area.

What communal outdoor areas are there?

Two of the penthouses benefit from private roof top gardens, there is an abundance of on-site secure parking at the rear of The One Winckley Square and of course there is the stunning Winckley Square and Avenham Parks on your door step.

Are the apartments Freehold or Leasehold?

The apartments are all available on a leasehold basis.

Who is responsible for the communal areas and building?

We are responsible for maintaining and cleaning the communal areas such as the entrance halls, hallways and car park. We are also responsible for the maintenance and cleaning of the outside and roof of the building.

What is the ground rent for the communal areas and building?

The ground rent for the apartments is two hundred and fifty pounds per year. This will only increase every ten years in line with RPI.

What is the service charge for the communal areas and building?

We understand that rising service charges are a real concern when purchasing a new property. However, we are committed to keeping costs transparent, fair and consistent. An estimated service charge of only one hundred and thirty pounds per month is payable, dependent on the size of your apartment, estimates for your apartment of choice are available upon request.

What are the service charges for?

The service charge covers the cost of the upkeep and cleaning of the communal areas both internally and externally and for the building's insurance. The building will be maintained to a high standard and will include;

- CCTV servicing internal and external
- Communal lighting internal and external
- Shrubbery care
- Painting of the front railings
- Cleaning of all windows external only
- Painting of the front door when required
- Hoovering, dusting and general cleaning internally
- Painting internal walls
- General building upkeep
- Maintenance of any communal furniture

What is the stamp duty on the properties?

If you are a first time buyer then there is no stamp duty to pay on any of the apartments. If your apartment at The One Winckley Square is not your first property purchase then there is no stamp duty to pay up to £125,000, above £125,000 stamp duty is 2%. If you already own one or more properties then stamp duty rate could be 3%.

How can I reserve a property?

You can reserve a property by paying a non-refundable deposit of 1% of the purchase price of your property, if your apartment is £125,000 for example, your deposit would be £1250. This ensures the property is yours and no one else can offer on your apartment.

Do you offer help to buy?

Yes we do, please get in touch to discuss the best option for you.

TERMS AND CONDITIONS

* Subject to availability.

** Charges may apply.

Each of the 3D floor plans in this brochure are for illustrative purposes only and should not be considered an accurate representative of what each apartment may look like. The quick reference chart for each of the apartments is a rough guide and the measurements within said chart should not be considered a fact.

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