

THE1ONE<sup>TM</sup>  
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...**

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# 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 space just for you in your home, storage space that is both convenient and almost invisible.



## 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 town 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...

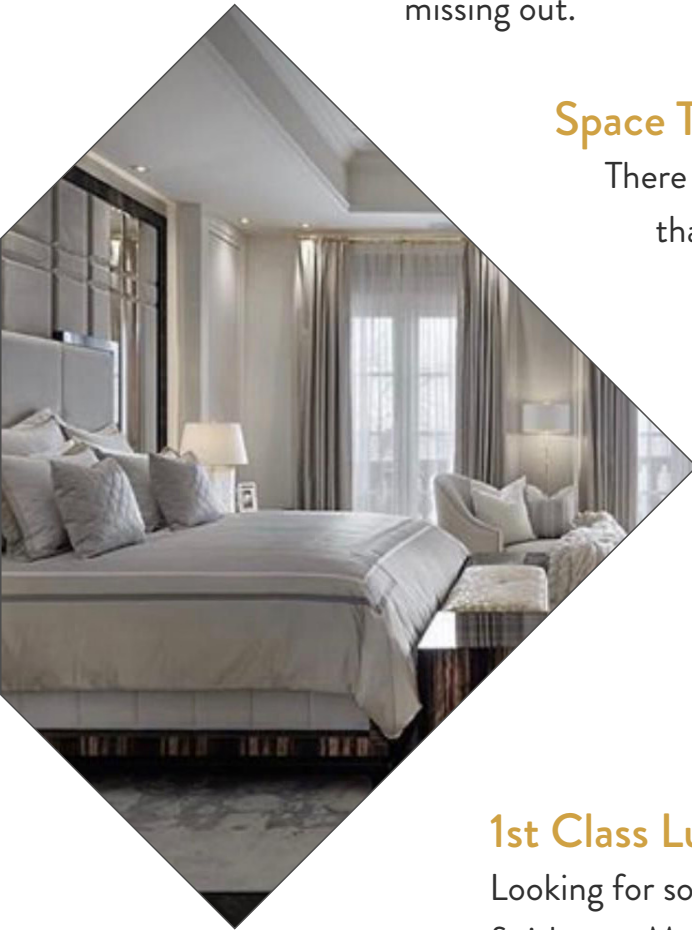
Preston's newly refurbished train station is only a few minutes walk from your front door, with amazing travel times like London in only two hours and nine minutes or Edinburgh in two hours and twenty three minutes, you truly have the freedom to travel.

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 any apartment 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 chose from;

## Standard Finish

The standard finish comes at no extra expense, your apartment will be finished to the highest 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 the highest 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

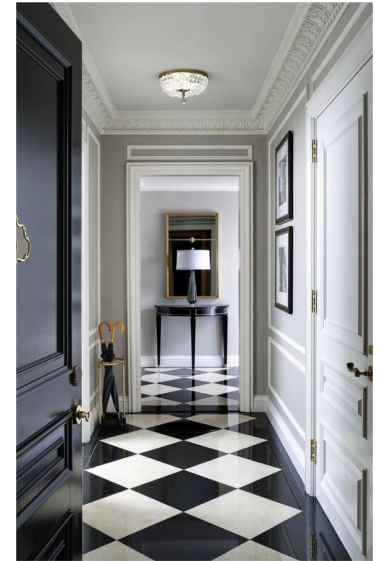
The best of the best, where no expense is spared. The platinum finish comes at an extra expense, your apartment will be finished to the highest standard with the very best tiles available. Your kitchen will be the best available, including real solid granite work tops. Your bathroom will include the 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

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

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



# APARTMENT ONE

The 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 fiberoptic 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 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.

A stunning apartment that is flooded with natural light offering the best of both worlds, two bedrooms in the original building with double height ceilings and an open plan kitchen, dining and living area in a modern extension.

## Floor Plan

The master bedroom is an excellent size and just off 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: 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.

Every 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 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

This spacious apartment offers the best of both worlds, the spacious bedrooms are in the original building so you have the double height ceilings and the open plan living and kitchen space are in the modern extension.

The 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 ensuite and complete with walk through wardrobes so you'll finally have the space you need for all your clothes, in order and ready to wear. The master bedroom ensuite 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.

### Quick Reference Chart

No. of Bedrooms: 1

No. of Bathrooms: 1

Gross Square Footage (feet): 489

Floor: Ground







# APARTMENT FOUR

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.

The 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 the individual or couple.

### Quick Reference Chart

No. of Bedrooms: 1

No. of Bathrooms: 1

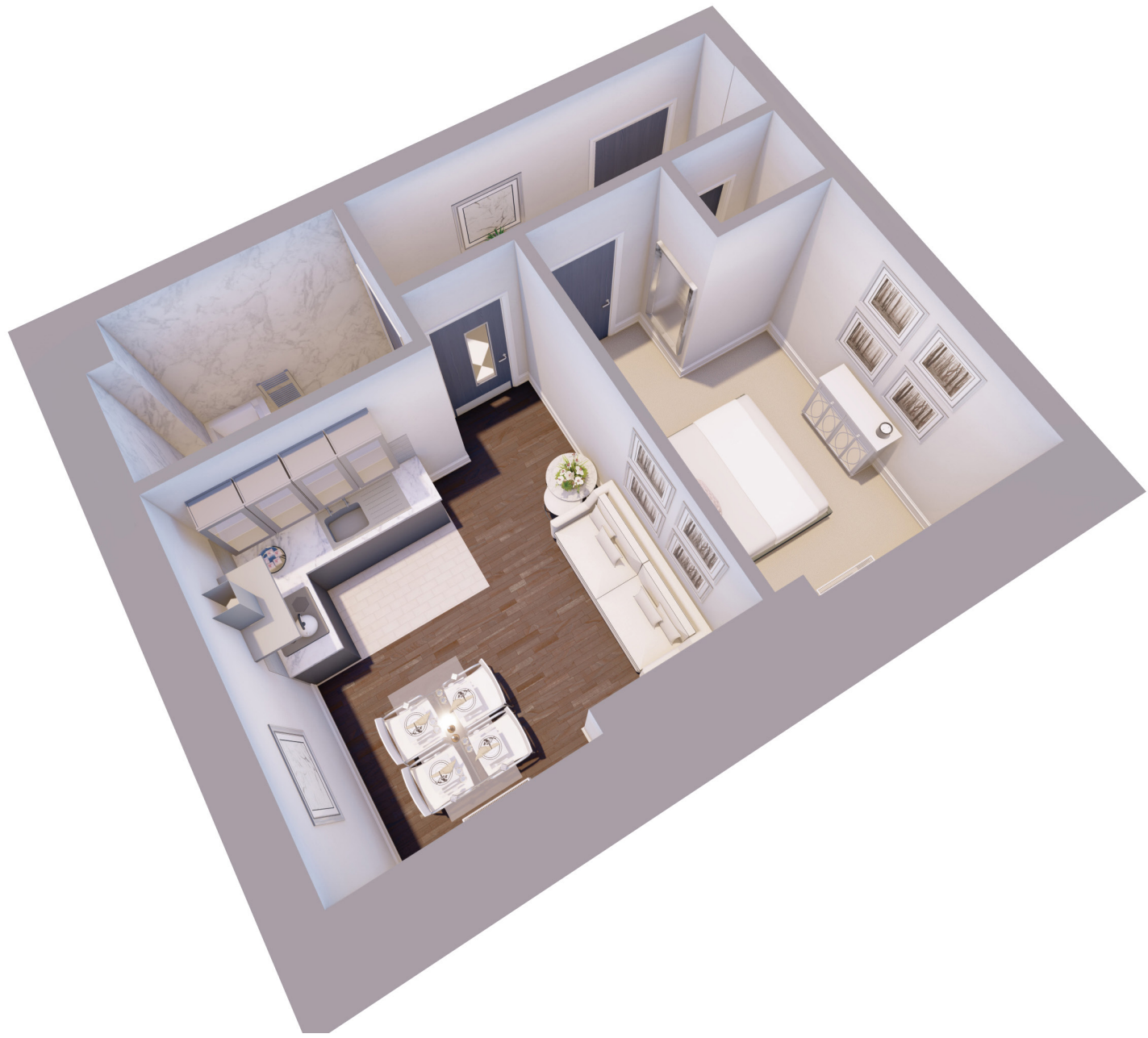
Gross Square Footage (feet): 388

Floor: First









# APARTMENT FIVE

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

The 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 ensuite bathroom. The master bathroom is complete with a roll top bath, after all, you deserve to soak away a hard day at work and relax in spacious opulence.

### Quick Reference Chart

No. of Bedrooms: 2

No. of Bathrooms: 2

Gross Square Footage (feet): 709

Floor: First







# THE PENTHOUSE

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.

The 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 one 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 opulence.

### Quick Reference Chart

No. of Bedrooms: 2

No. of Bathrooms: 1

Gross: 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.

The 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 wet room style bathroom offers a his and hers 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

Chosen as the show apartment for The One Winckley Square not just for its amazing and unique views of the beautiful Winckley Square Gardens but also for the amazing space and stunning master bathroom.

The 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. Double height ceilings and original features all make this apartment truly one of the most beautiful homes in Preston.

### Quick Reference Chart

No. of Bedrooms: 2

No. of Bathrooms: 2

Gross Floor Area: 784

Floor: Lower Second

Location: First Floor









# APARTMENT NINE

This spacious apartment offers the best of both worlds, the spacious bedrooms are in the original building so you have the double height ceilings and the open plan living and kitchen space are in the modern extension.

The 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 ensuite and complete with walk through wardrobes so you'll finally have the space you need for all your clothes, in order and ready to wear. The master bedroom ensuite 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.

### Quick Reference Chart

No. of Bedrooms: 1

No. of Bathrooms: 1

Gross Square Footage (feet): 365

Floor: Lower Ground







# APARTMENT TEN

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.

The 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 the individual or couple.

### Quick Reference Chart

No. of Bedrooms: 2

No. of Bathrooms: 2

Gross Floor Space: 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 planning living will give you the flexibility to live the life you've always wanted.

The 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 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: 2

No. of Bathrooms: 2

Gross Floor Space: 682

Floor: Ground







# THE PENTHOUSE

Straight to the top, open plan living with the best, uninterrupted views of Winckley Square garden, two spacious bedrooms and two bathrooms, welcome to The Penthouse.

The 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. \*\*

## Quick Reference Chart

No. of Bedrooms: 1

No. of Bathrooms: 1

Gross Floor Space: 461

Floor: Ground

## Floor Plan

The vaulted ceilings in the living room and exposed wood beams make this apartment the most unique and stunning home. If you are looking to call one of the best apartments in the city home then this is the one for you.









# 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.

The 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 uninterrupted views of Winckley Square Gardens. Hard day at work? Then soak away the day in the luxurious roll top slipper bath in your beautiful and private bedroom.

### Quick Reference Chart

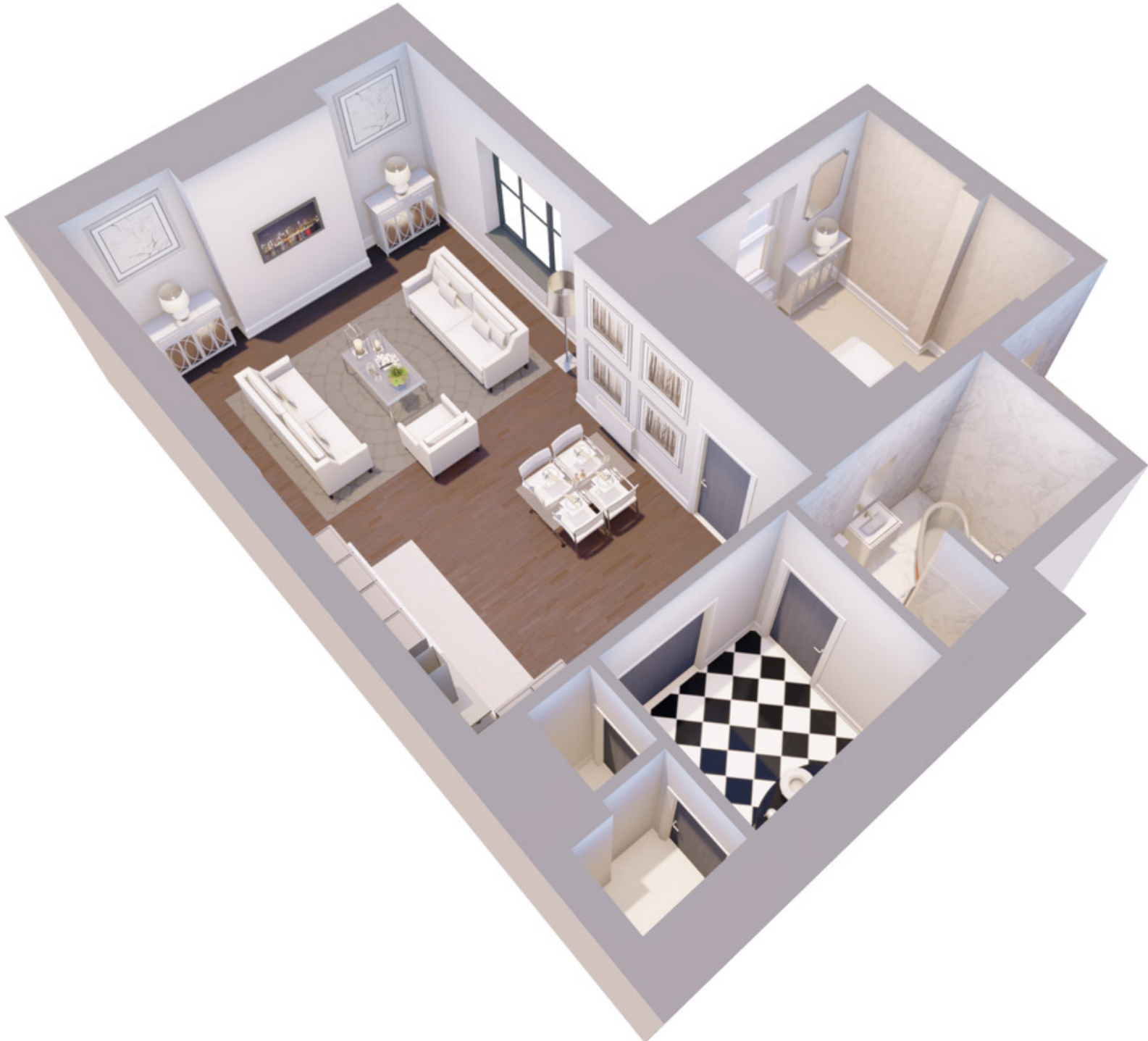
No. of Bedrooms: 1

No. of Bathrooms: 1

Gross Floor Area: 713

Floor: Ground







# APARTMENT FOURTEEN

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.

The 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 home for the individual or couple.

### Quick Reference Chart

No. of Bedrooms: 1

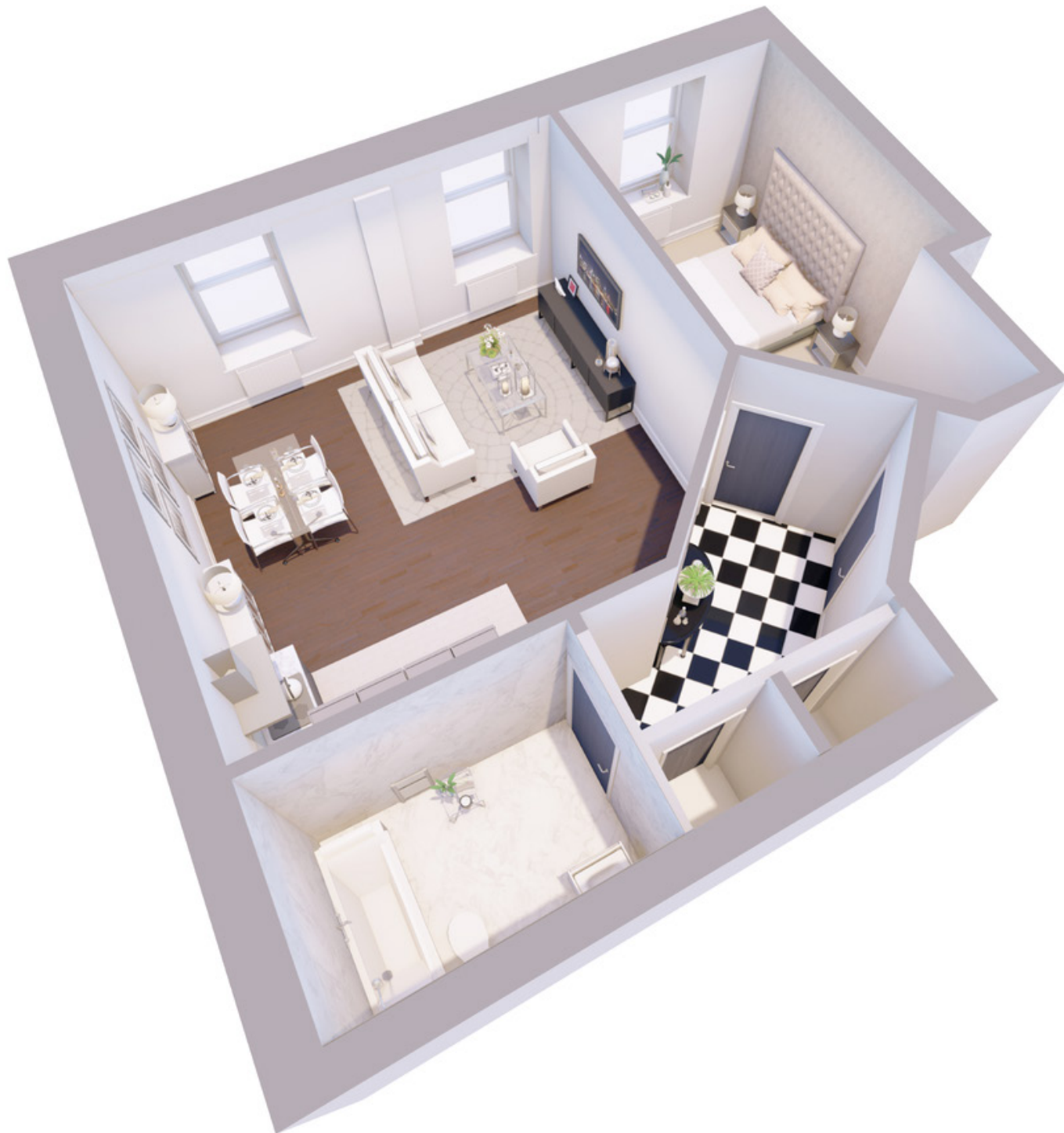
No. of Bathrooms: 1

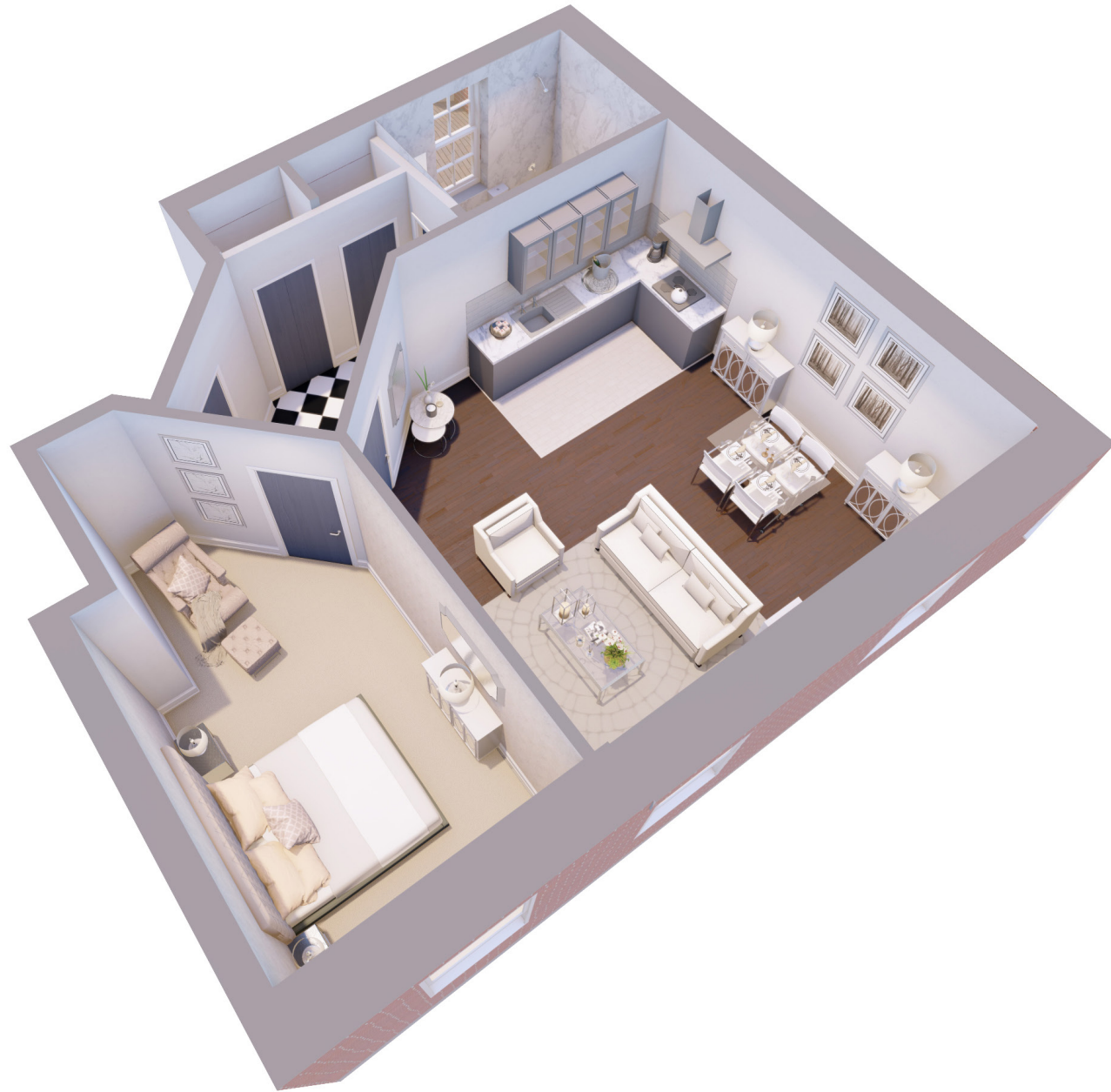
Gross Floor Area: 648

Floor: First









# APARTMENT FIFTEEN

A brand new apartment in a stunning Georgian setting. An apartment that sits above the rest, the two large bedrooms in this apartment are both ensuite and the commanding master bedroom is complete with a walk in wardrobe.

The 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

A brand new apartment in a stunning Georgian setting. An apartment that sits above the rest, the two large bedrooms in this apartment are both ensuite and the commanding master bedroom is complete with a walk in wardrobe.

The south facing Floor to ceiling windows allow natural light to flood the open plan living space with the best light all day. There aren't many apartments that allow you to dine and entertain guests alfresco but that's exactly what the private roof top garden of this stunning apartment allows you to do.

## Quick Reference Chart

No. of Bedrooms: 2

No. of Bathrooms: 2

Gross Square Footage (feet): 721

Floor: First







# APARTMENT SIXTEEN

The 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 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

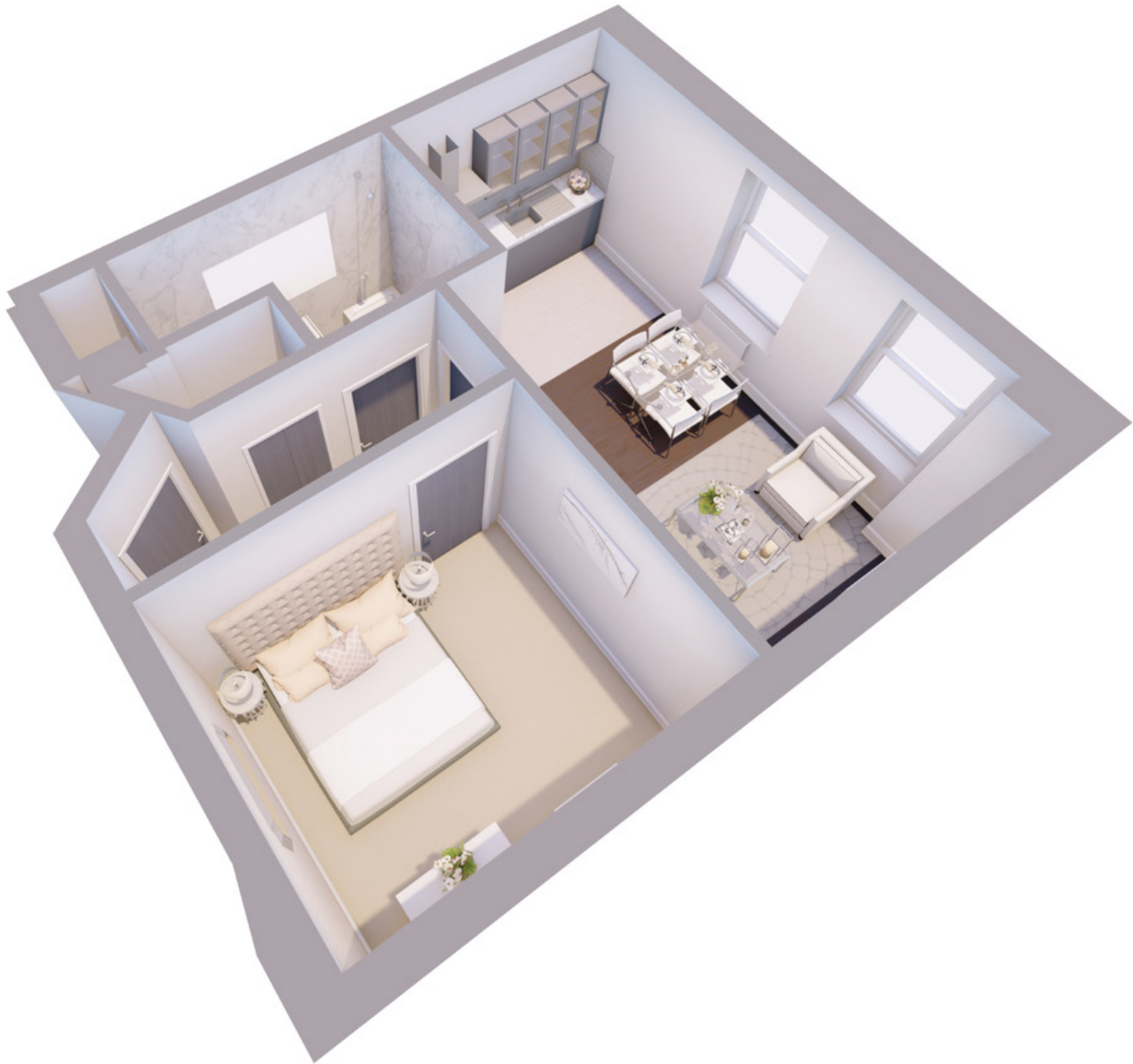
No. of Bathrooms: 1

Gross Floor Area: 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 truly opulence and style.

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

Every apartment has been finished to the highest standard with no expense spared. Each apartment benefits from TV Ariel 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 and en-suite bedrooms, the master bedroom also has a walk-in wardrobe, open plan living at its best in the kitchen dinner 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 Floor Area: 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 eighteenth century, circa 1804, as a substantial town house for a prominent Preston family. Given the property's significance it is of course Grade II listed.

We are very lucky that the front facade 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 that remain.

The entrance hall is most impressive offering double high ceilings, tall, elegant doors, magnificent chandeliers that 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 banister.

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.



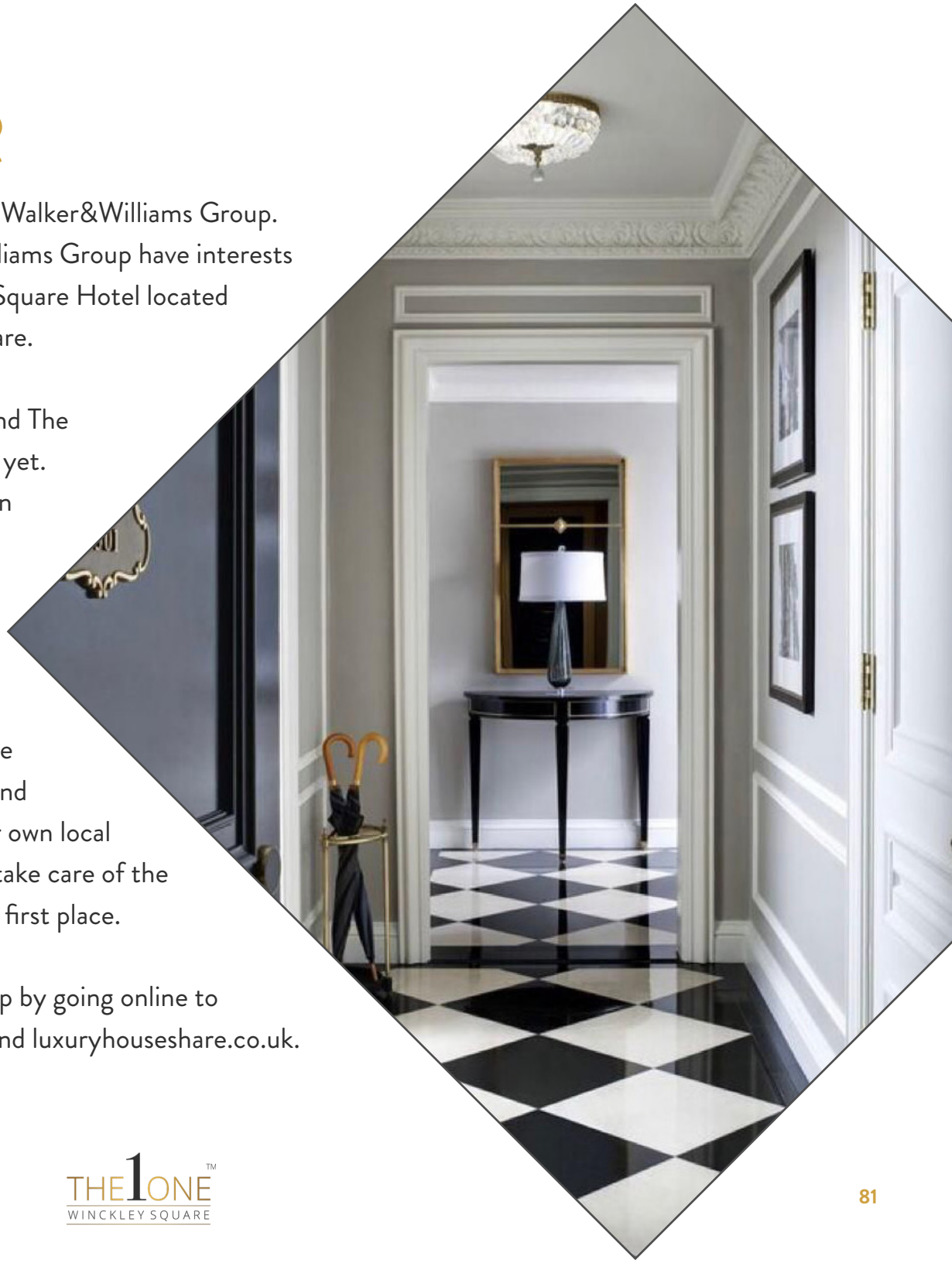
# THE DEVELOPER

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 inhouse team moving forward. Who better than 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](http://theonewinckleysquare.co.uk), [walkerwilliams.co.uk](http://walkerwilliams.co.uk) and [luxuryhousesshare.co.uk](http://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.

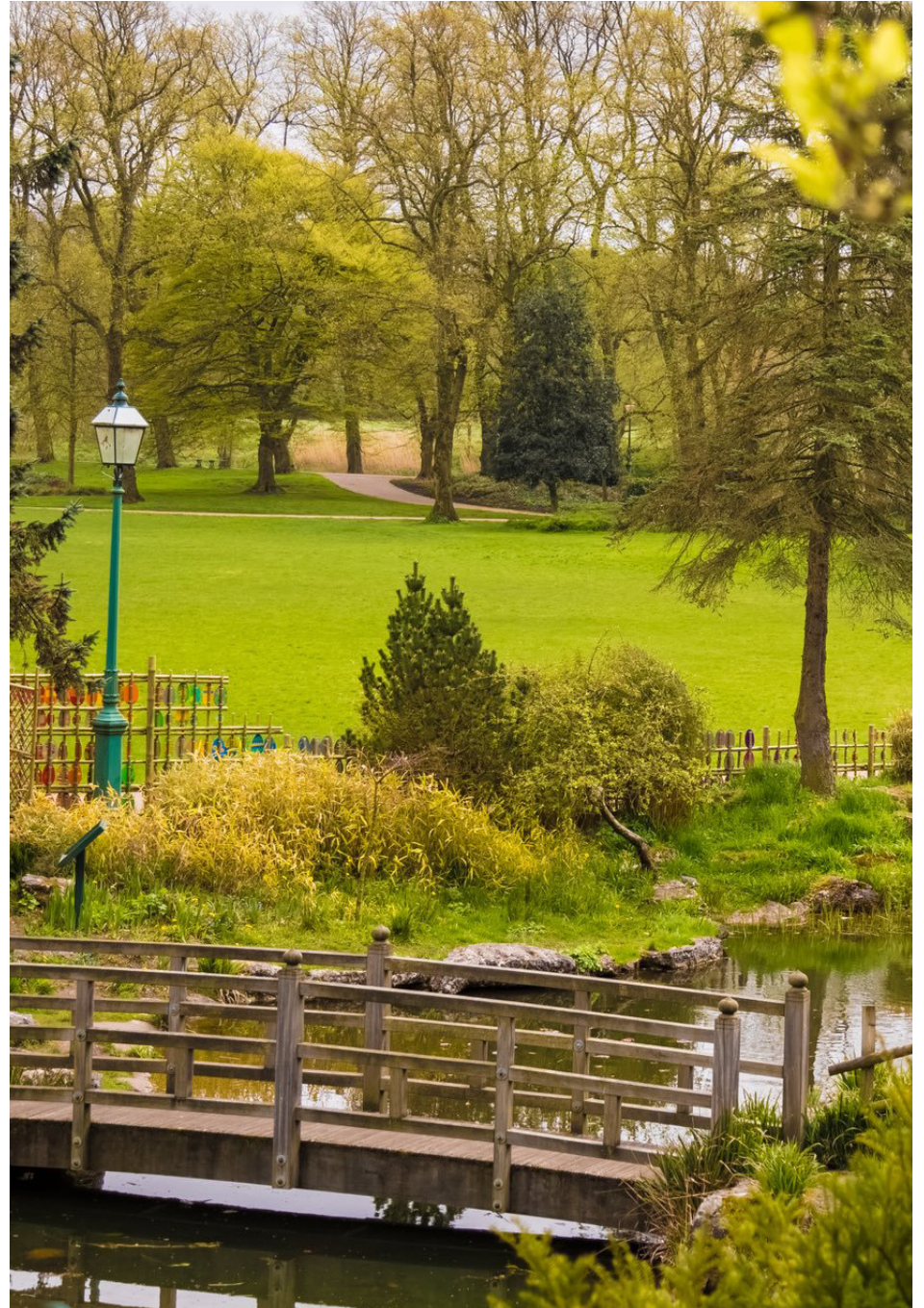
## The Most Improved City In The United Kingdom...

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 Brookholes nature reserve



A short stroll through Avenham Park

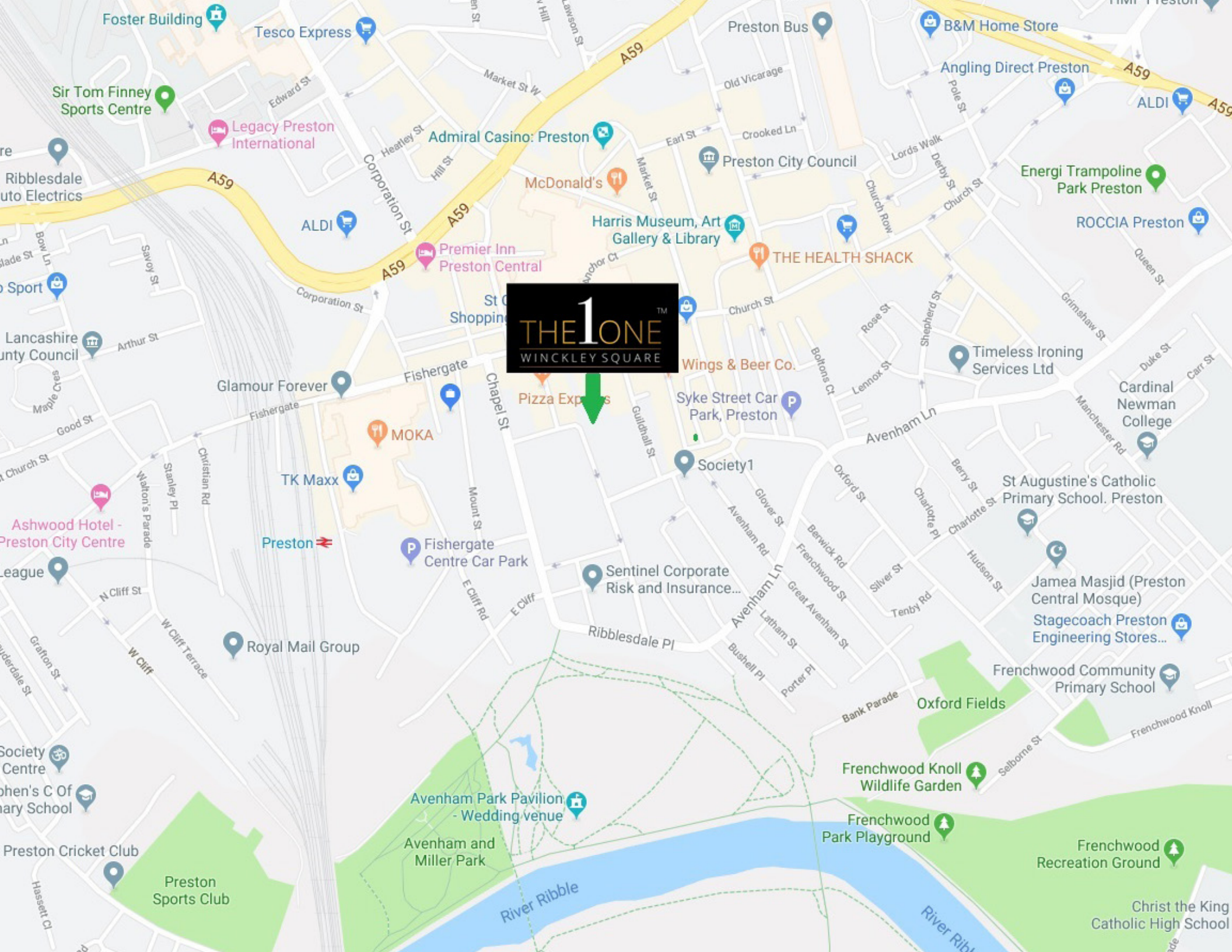


Sail Away from Preston marina

The stunning Japanese garden in Avenham Park



The one and only Winckley Square



**THE 1**<sup>TM</sup>  
WINCKLEY SQUARE



Pizza Express

Sir Tom Finney Sports Centre

Legacy Preston International

Admiral Casino: Preston

McDonald's

Premier Inn Preston Central

Harris Museum, Art Gallery & Library

THE HEALTH SHACK

Energi Trampoline Park Preston

ROCCIA Preston

Wings & Beer Co.

Syke Street Car Park, Preston

Society1

St Augustine's Catholic Primary School, Preston

Jamea Masjid (Preston Central Mosque)

Stagecoach Preston Engineering Stores...

Frenchwood Community Primary School

Oxford Fields

Frenchwood Knoll Wildlife Garden

Frenchwood Park Playground

Frenchwood Recreation Ground

Christ the King Catholic High School

Avenham Park Pavilion - Wedding venue

Avenham and Miller Park

Preston Sports Club

River Ribble

River Ribble

Preston

Fishergate Centre Car Park

Sentinel Corporate Risk and Insurance...

Royal Mail Group

TK Maxx

MOKA

Glamour Forever

Fishergate

Shopping

ALDI

McDonald's

Preston City Council

Angling Direct Preston

ALDI

B&M Home Store

Preston Bus

Tesco Express

Foster Building



University of Central Lancashire

Preston

THE 1 ONE™  
WINCKLEY SQUARE

Holiday Inn Preston

Preston Bus

Legacy Preston International Hotel

Energi Trampoline Park Preston

Glamour Forever

Fishergate

The Free Test Company

Cardinal Newman College

Preston

Sentinel Corporate Risk and Insurance...

Preston Cricket Club

Avenham and Miller Park

River Ribble

Christ the King Catholic High School

The Continental

# MORE INFORMATION

For Sales and Enquires 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.

## What communal outside areas are there?

Two of the penthouses benefit from private roof top gardens, there is an abundance of onsite 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, hall ways 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, dependant 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 indeed 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 £125,000.00 above £125,000.00 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 £125,000.00 for example, your deposit would be £1250.00. 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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