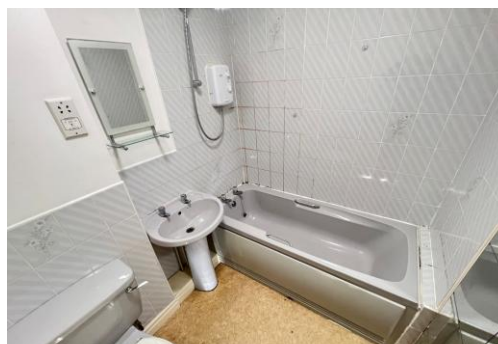




## 12 Clippers Quay, Blackburn

£650 pcm

Two bedroomed first floor apartment situated on a popular residential development close to Blackburn Town Centre. The accommodation briefly comprising entrance hall, lounge, kitchen/dining, three piece bathroom. Gas central heating and PVC double glazing.



## 12 Clippers Quay, Blackburn

### ACCOMMODATION

#### ENTRANCE HALL

#### LOUNGE

14' 3" x 12' 4" (4.34m x 3.76m) 2 x PVC double glazed windows, electric heater

#### KITCHEN/DINER

15' 9" x 8' 9" (4.8m x 2.67m) Wall & base units, built in oven, hob, extractor, stainless steel single drainer sink unit, 2 x PVC double glazed windows

#### BEDROOM 1

14' 5" x 9' 7" (4.39m x 2.92m) PVC double glazed window, electric heater

#### BEDROOM 2

#### 3 PIECE BATHROOM

Low level WC, wash hand basin, bath with shower over

#### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		