



# PROCTORS

ESTATE AGENTS

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**14B Pinewood, Blackburn, BB2 5AD**

**£525 pcm**

A one bed roomed first floor flat in this sought after residential area at Holly Tree Village, with shops (including Tesco express) all on hand. The accommodation has a lounge, kitchen, one bedroom and a two-piece bathroom. It has gas central heating and PVC double glazing.



## 14B Pinewood, Blackburn

### ACCOMMODATION

#### ENTRANCE HALL

Laminate floor, radiator,

#### LOUNGE

13'11 x 10'1 PVC double glazed window, laminate floor, radiator

#### KITCHEN

11'2 x 7'11 Wall and base mount units, PVC double glazed window, radiator, laminate floor, stainless steel single drainer unit

#### TWO-PIECE BATHROOM

Wash basin, bath

#### SEPERATE WC

WC

#### BEDROOM ONE

12'3 x 7'10 PVC double glazed window, radiator, laminate floor

#### PLEASE NOTE

All properties are offered 6-months minimum contract period. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one week's holding fee, the landlord has 15 days to make a decision. If the tenancy does go ahead, the holding fee will be refunded or deducted from the first month's rent. If the tenancy does not go ahead then the holding fee will be refunded within 7 days of the deadline being reached or the landlord backing out. A repayment will not be made if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days. We will require proof of ID and address for all applicants over the age of 18 that will occupying the property.



Proctors Darwen

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		