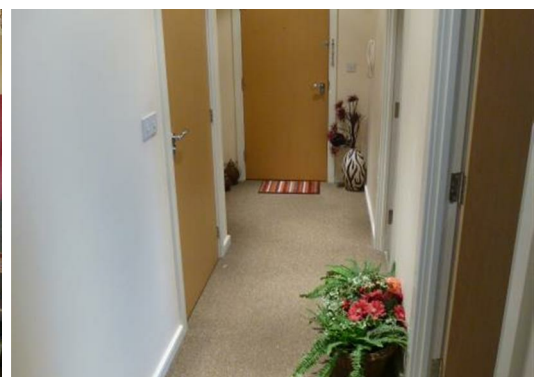




## Hollin Bank Court, Blackburn, BB2 4GY £725 PCM

An Extremely Well Presented Two Double Bedroom Unfurnished Apartment, The property briefly comprises a Large Open Plan Lounge, Kitchen/Diner with French Doors, a double bedroom, a Master Bedroom with FITTED WARDROBES an EN SUITE and a Three Piece Bathroom. The property benefits from electric heating, uPVC double glazing, an allocated car parking space, neutral decor and neutral carpets. Viewing Comes Highly Recommended.

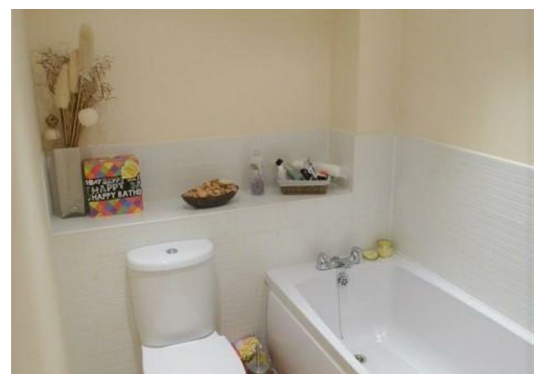
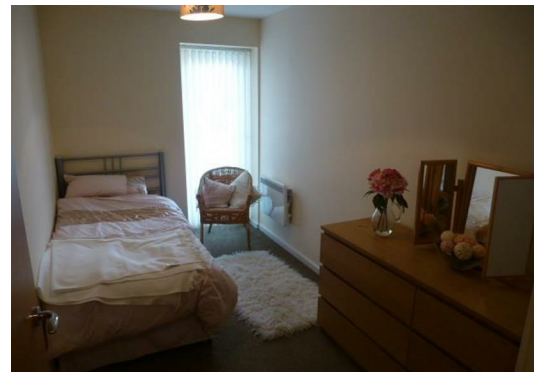
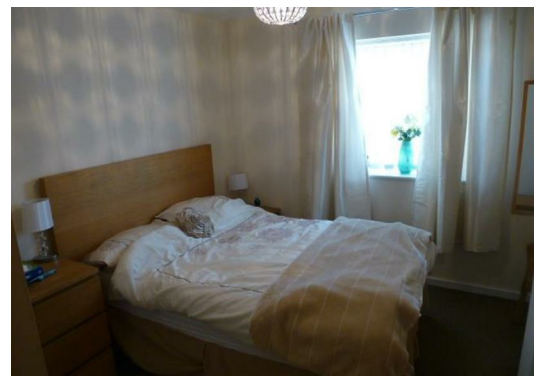


**Disclaimer:**

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property. please contact 01706 823 131 for further details.

**Viewing:**

Viewing strictly by appointment through Lifestyle Sales and Lettings.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	84
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02-10) A			
(11-20) B			
(21-30) C			
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		76	76
England & Wales			
EU Directive 2002/91/EC			



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