

**40 HAZEL CLOSE**  
**BLACKBURN, BB2 1QW**

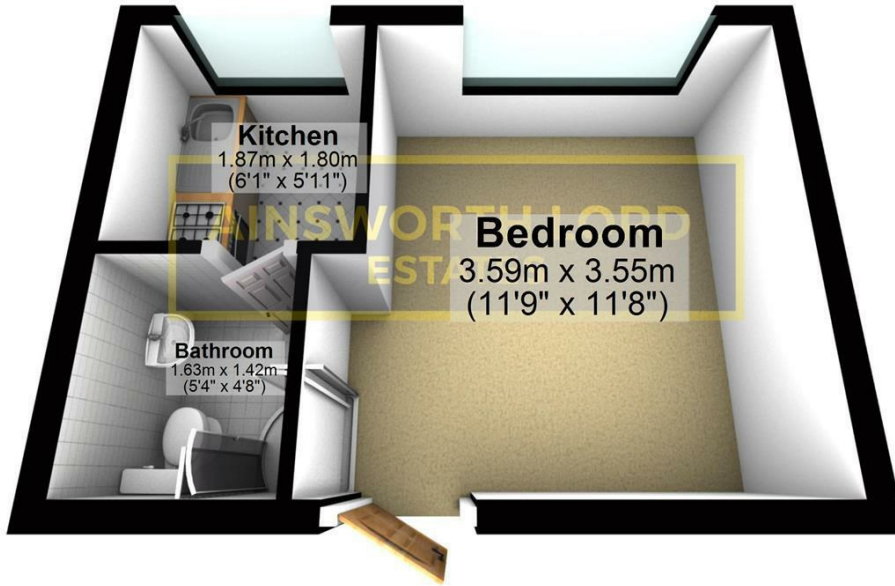
**£450 PER MONTH**

MODERN SELF CONTAINED STUDIO FLAT \*\* 1 BEDROOM STUDIO FLAT \*\* FURNISHED \*\* NO PETS PERMITTED \*\* EN SUITE BATHROOM \*\* AVAILABLE NOW \*\* CLOSE TO TOWN CENTRE & BLACKBURN UNIVERSITY\*\* OWN KITCHEN \*\* SINGLE BED INCLUDED

**AINSWORTH LORD**  
**ESTATES**

# Ground Floor

Approx. 18.2 sq. metres (196.0 sq. feet)



Total area: approx. 18.2 sq. metres (196.0 sq. feet)

\*For illustrative purpose only\*  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>47</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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ESTATES**