

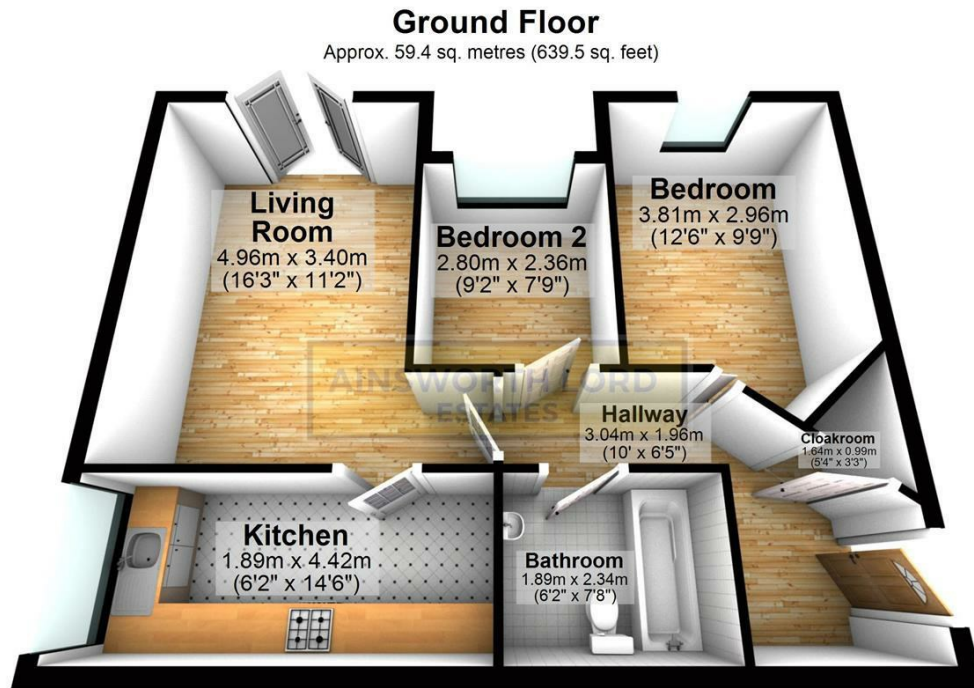


## 8 HIGHFIELD COURT MARSH HOUSE LANE DARWEN, BB3 3SN

**£795 PER MONTH**

BEAUTIFUL 2 BEDROOM APARTMENT \*\* CLEARWATER VILLAGE ESTATE- QUIET SOUGHT AFTER AREA \*\* LARGE LOUNGE WITH JULIET BALCONY \*\* 2 GOOD SIZED BEDROOMS \*\* PLENTY OF STORAGE \*\* MODERN KITCHEN \*\* FAMILY BATHROOM SUITE \*\* NO PETS

**AINSWORTH LORD  
ESTATES**



Total area: approx. 59.4 sq. metres (639.5 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>		81	82
(69-80) <b>C</b>			
(55-68) <b>D</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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