



Flat 2, 19-21 Queen Street, Great Harwood, Blackburn

£525 pcm

A newly refurbished first floor apartment in a very convenient location in Great Harwood town centre with all local amenities on hand. The property has one bedroom with a separate lounge, new fully fitted kitchen and shower room. It has electric heating, PVC double glazed windows, new carpets and has been newly decorated. This property would be ideal for single or coupled applicants.



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ACCOMMODATION

HALLWAY

LOUNGE

11' 9" x 11' 6" (3.58m x 3.51m) 2 PVC double glazed windows, electric wall heater

FULLY FITTED KITCHEN

11' 10" x 7' 10" (3.61m x 2.39m) 2 PVC double glazed windows, built in oven, hob, extractor, stainless steel sink drainer unit

BEDROOM

10' 11" x 10' 11" (3.33m x 3.33m) Electric wall heater, PVC double glazed window

SHOWER ROOM

7' 4" x 4' 11" (2.24m x 1.5m) Walk in shower, wash basin, WC, heated towel rail



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		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		