



## 9 Pankhurst Close, Blackburn

£795 pcm

### \*\*\*PENTHOUSE APARTMENT\*\*\*

A very impressive penthouse apartment situated on a popular and conveniently situated development, close to the Royal Blackburn Hospital, Shadsworth Business Park and junction 5 of the M65. The accommodation is deceptively spacious and has two bedrooms, a three-piece bathroom and an excellent open plan living area. Gas central heating and Velux double glazed windows are installed. Internal inspection is highly recommended.



## 9 Pankhurst Close, Blackburn

### ACCOMMODATION

### OPEN PLAN LOUNGE/KITCHEN

#### LOUNGE AREA

3 x Radiators, 4 x velux double glazed windows, laminate flooring

#### KITCHEN AREA

Wall and floor units including drawers, black speckled worktops, built in oven, hob, extractor, stainless steel 1 and 1/2 bowl sink unit, part tiled walls, white tiled splash backs, gas fired central heating boiler unit,

#### BEDROOM ONE

Radiator, velux double glazed window

#### BEDROOM TWO

Radiator, velux double glazed window

#### THREE PIECE BATHROOM

White suite, bath with electric shower over, wash basin, WC, vinyl floor, wall cabinet, mirror, tiled splash backs, toilet roll holder, vertical window

#### PLEASE NOTE

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

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		