

## Hollins Bank Court, Blackburn, BB2 4GY

### £600 Per month

Duffin's Estate Agents are delighted to offer for rent this fantastic one bed apartment in the popular Hollins Bank Court Development. Situated on the second floor, the apartment internally comprises of; fully spotlighted entrance hallway, open planned living area through to kitchen, one double bedroom and a three piece bathroom. Throughout there are wall mounted electric heaters, a telephone intercom system to gain access to the main entrance for added security purposes as well as gates to the front of the complex.

With access from the Lounge is a balcony with wood decking, a perfect seating area overlooking the complex. There is a allocated parking bay to the front of the apartment.

The apartment is well positioned, located within one mile of Blackburn town centre and within walking distance of local shops and stores. There is easy access to major transport links including the main train and bus stations.

BAND A

Rent: £525.00  
Deposit: £605.00

Lounge/Kitchen 16'0" x 11'5" (4.90 x 3.48)



Wood floor, Upvc double glazed sliding doors providing access to balcony, electric heater.

Kitchen 13'5" x 5'1" (4.09 x 1.55)



Wall and floor units, integrated oven with electric hob, one and a half stainless steel sink, plumbed automatic washer.

Bathroom 6'11" x 5'6" (2.13 x 1.68)



Panel bath with shower above, WC, pedestal hand wash basin, chrome heated towel rail, part tiled walls, inset spotlights.

Bedroom 10'7" x 9'4" (3.25 x 2.87)



Upvc double glazed window, Upvc double glazed door giving access to balcony, electric heater, storage compartment.

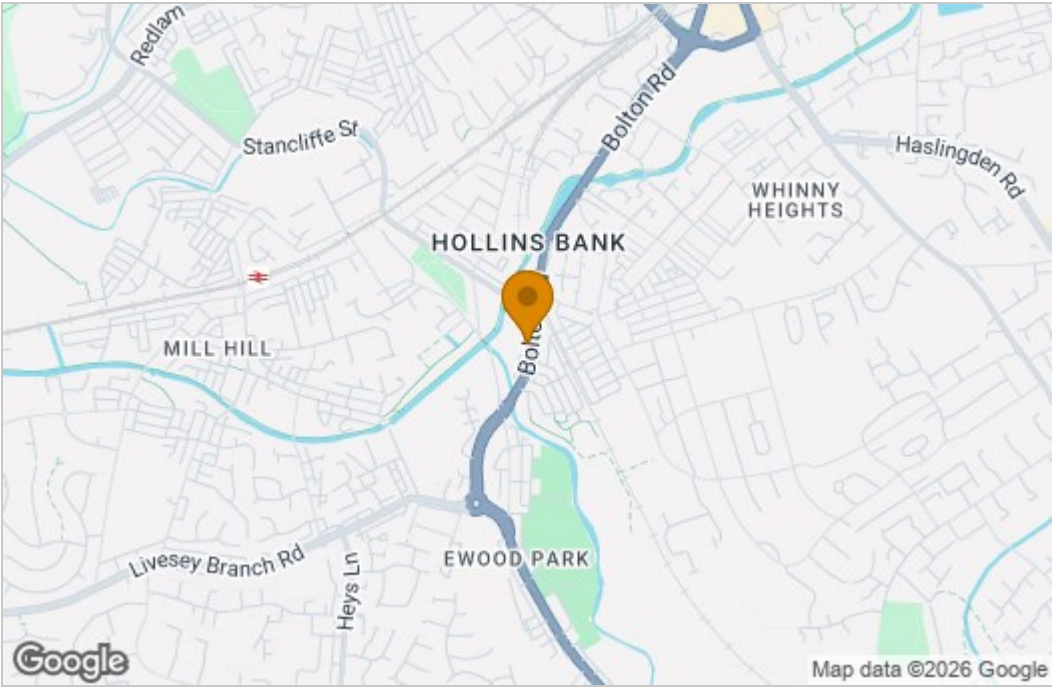
Balcony



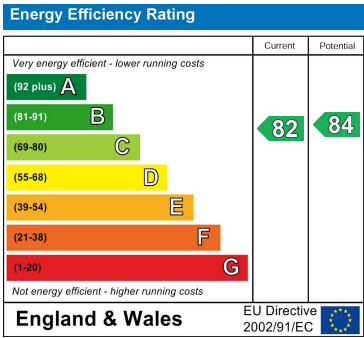
With access from both the lounge and the bedroom is a seated balcony area with wood decking.

Floor Plan

Area Map



Energy Efficiency Graph



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