



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
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17 Weavers Court, Preston New Road, Blackburn, BB2 6BF

£595 pcm

A self contained second floor apartment in this popular development, conveniently situated on the fringe of the town centre within easy reach of all amenities. The accommodation has a lounge which opens to a fully fitted kitchen, one double bedroom and a three-piece bathroom with a shower. It is warmed by electric heating and has PVC double glazing throughout. Externally there are communal gardens and designated parking.



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ACCOMMODATION

DOUBLE BEDROOM

4.32M x 2.72M Electric heater, PVC double glazed window

LOUNGE

3.63M x 3.20M Electric heater, PVC double glazed window

KITCHEN

251' x 226' Wall and base mount units, sink drainer unit

BATHROOM

White three piece suite, WC, wash basin, panelled bath with shower over

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 be occupying the property.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-10	G		