



# PROCTORS

ESTATE AGENTS

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**97a Johnston Street, Blackburn**

**£600 pcm**

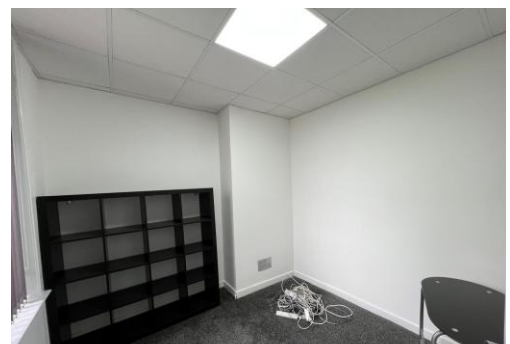
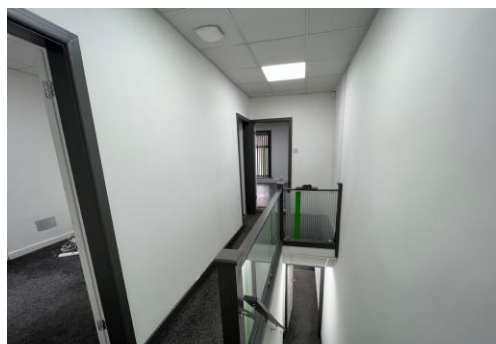
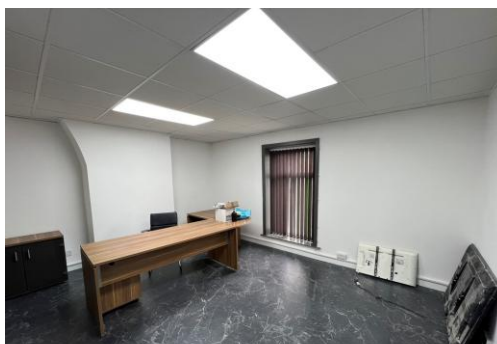
A first floor apartment in this popular and convenient locality close to local amenities on Johnston Street and close to the town centre. There is a lounge, fitted kitchen, one bedroom and three-piece shower room. Electric heating and PVC double glazing are both installed.

## ACCOMMODATION

### LANDING

Spotlighting

### LOUNGE



## 97a Johnston Street, Blackburn

16' x 13' 3" (4.88m x 4.04m) PVC double glazed window

### KITCHEN

11' 7" x 7' 9" (3.53m x 2.36m) Wall and floor units, stainless steel single drainer sink unit, electric hob, extractor, vinyl flooring, PVC double glazed window

### BEDROOM

10' x 9' 5" (3.05m x 2.87m) PVC double glazed window

### SHOWER ROOM

Walk in shower, wash basin, WC, fully tiled walls and floor



### PLEASE NOTE

All properties are offered on a rolling periodic monthly contract. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one weeks 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 months 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		66 D
39-54	E	42 E	
21-38	F		
1-20	G		