



PROCTORS

ESTATE AGENTS

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14 Park Lodge, Beardwood, Blackburn, BB2 7FN

£825 pcm

A very impressive top floor apartment in this popular well established and convenient locality at Beardwood. The accommodation has a spacious open plan lounge and fully fitted master bedroom with four-piece en suite bathroom, a second bedroom and separate three-piece shower room. There is secure underground parking along with separate visitor parking. The block comprises 18 apartments in total and is serviced by a lift. Viewing recommended.



14 Park Lodge, Beardwood, Blackburn, BB2 7FN

ACCOMMODATION

Entrance Hall

Storage heater, storage cupboard, cylinder cupboard.

Open Plan Lounge Fully Fitted Kitchen

26'4 x 14'4 Three PVC double glazed windows plus velux double glazed window, storage heater, wall and floor units including drawers, built in double oven, hob, extractor, microwave, dishwasher, stainless steel single drainer sink unit.

Bedroom One

16'9 x 9'9` Two PVC double glazed windows, wall heater.

En Suite Bathroom

Panelled bath with shower over, walk in shower, wash basin, WC, tiled walls and floor, velux double glazed window, wall heater.

Bedroom Two

PVC double glazed window, wall heater.

Three-Piece Shower Room

Walk in shower, WC, wall heater, tiled walls and floor.

Outside

Underground and visitor parking.

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	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		