



18 Weavers Court, Preston New Road, Blackburn

£595 pcm

A ground floor apartment situated in a convenient location, within walking distance of Blackburn town centre and close to the Corporation park. It is convenient for the surrounding and the motorway network. The accommodation has one double bedroom, bathroom, lounge and fully fitted kitchen. It is warmed by electric heating and has PVC double glazing. There are adequate parking facilities in a courtyard at the rear of the block. In our opinion the property would be ideal for a single occupant. Viewing is recommended.



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ACCOMMODATION

LOUNGE

Electric heater, x 2 PVC double glazed windows

KITCHEN

Wall and base mount units, single drainer sink unit

BEDROOM

Electric heater, PVC double glazed window

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 occupying the property.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		