PROCTORS
ESTATE AGENTS

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41 Weavers Court, Preston New Road, Blackburn

£675 pcm

A recently refurbished, spacious first floor apartment in this gated development at Weavers Court, convenient for all local amenities. The accommodation has been refurbished and has a large through lounge with dining area, fitted kitchen, 2 bedrooms (one with en suite shower room) and a three-piece bathroom. It has electric heating and PVC double glazing. New carpets and re decorated throughout.







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ACCOMMODATION







ENTRANCE HALL
Storage cupboard , cylinder cupboard

THROUGH LOUNGE WITH DINING AREA
12' 3" x 28' 4" (3.73m x 8.64m) PVC double glazed bay window, storage heater, wall heater, PVC double glazed window, open to;

KITCHEN
8' 0" x 7' 6" (2.44m x 2.29m) Wall and floor units including drawers, built in oven, 4 plate hob, extractor, stainless steel sink drainer unit

BEDROOM 1
15' 8" x 12' (4.78m x 3.66m) PVC double glazed window, electronic wall heater

EN SUITE SHOWER ROOM
Walk in shower, Wc, wash basin

BEDROOM 2
10' 1" x 7' 3" (3.07m x 2.21m) PVC double glazed window, electronic wall heater

THREE PIECE BATHROOM
Panelled bath with shower attachment and screen, wash basin, WC, PVC double glazed window, wall heater

PLEASE NOTE
All properties are offered on a monthly rolling tenancy. 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.

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