



## Flat 1, 19-21 Queen Street, Great Harwood, Blackburn

£525 pcm

A newly refurbished second floor apartment in a convenient location in Great Harwood town centre. All local amenities are on hand. The property has a lounge, one bedroom, box room, new separate fitted kitchen and three piece shower room. It has electric heating, PVC double glazed windows, new carpets and has been newly decorated. This property would be ideal for singular or coupled applicants.



# 19-21 Queen Street, Great Harwood, Blackburn

## ACCOMMODATION

### HALLWAY

### FULLY FITTED KITCHEN

7' 8" x 7' (2.34m x 2.13m) Base wall mount units with worktops, stainless steel sink drainer unit, built in oven, hob, extractor, velux double glazed window

### BOXROOM (NO WINDOW)

7' 2" x 4' 9" (2.18m x 1.45m)

### BEDROOM

11' 2" x 7' 9" (3.4m x 2.36m) Velux double glazed window, electric wall heater

### THREE PIECE SHOWER ROOM

7' 11" x 4' 8" (2.41m x 1.42m) Walk in shower, wash basin, WC, heated towel rail

### LIVING ROOM/BEDROOM

18' 8" x 8' 8" (5.69m x 2.64m) Electric wall heater, velux double glazed window, 2x eaves, storage access

### PLEASE NOTE

All properties are offered 6-months minimum contract period. 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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	74 C
39-54	E		
21-38	F		