



PROCTORS

ESTATE AGENTS

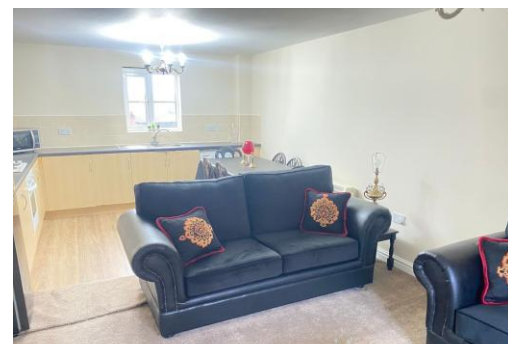
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38 Weavers Court, Preston New Road, Blackburn, BB2 6BF

£850 pcm

Furnished two bedroomed first floor apartment, situated in this popular residential location and within easy reach of Blackburn town centre. The accommodation briefly comprising entrance hallway, fully fitted kitchen, two bedrooms, served by a three-piece family bathroom, complemented by PVC double glazing and electric heating. There is also private gated access to an allocated parking space. Please note, there is one further room which is kept locked by the landlord purely for storage purposes and does not restrict access to any part of the apartment and if access is required by the landlord, adequate notice will be provided.



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ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE

14' 10" x 12' 4" (4.52m x 3.76m) Electric heater, PVC double glazed window

KITCHEN

8' 11" x 12' 2" (2.72m x 3.71m) Wall & base units, built in oven, hob, extractor fan, stainless steel single drainer sink unit with mixer tap, plumbed for washer, electric heater, PVC double glazed window

BEDROOM ONE

9' 3" x 12' 4" (2.82m x 3.76m) PVC double glazed window, electric fire

BEDROOM TWO

12' x 8' 6" (3.66m x 2.59m) PVC double glazed window, electric heater

THREE-PIECE BATHROOM

Low level WC, wash hand basin, bath with shower over, fully tiled, wall heater, extractor fan

OUTSIDE

Allocated parking

PLEASE NOTE

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.



Council Tax Band Band
Local Authority
EPC Rating 77c

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.



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