PROCTORS
ESTATE AGENTS

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33 Moorgate Street, Blackburn, BB2 4EZ

£ pcm

A one bedroom ground floor flat, situated in the ever popular Mill Hill area of Blackburn. The property comprises one bedroom, dining kitchen, lounge and bathroom. Gas central heating and PVC double glazing are also installed.







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ACCOMMODATION



LOUNGE
14' 9" x 13' 9" (4.5m x 4.19m) PVC double glazed window, radiator, laminate floor, storage cupboard

FULLY FITTED DINING KITCHEN
12' 7" x 15' 11" (3.84m x 4.85m) Wall and floor units including drawers, built in oven, hob, extractor, PVC double glazed window, 2 radiators, spotlighting, fire surround



BEDROOM
11' 10" x 9' (3.61m x 2.74m) PVC double glazed window and French door, 2 radiators

THREE PIECE SHOWER ROOM
Walk in shower, wash basin, WC, radiator, gas fired central heating boiler unit

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 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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