



## 22 Weavers Court, Preston New Road, Blackburn

£55,000

A refurbished top floor apartment with South facing aspects and views over the surrounding area. The accommodation has a lounge, fully fitted kitchen with appliances, one double bedroom and a three piece bathroom with shower. It is warmed by electric heating, has PVC double glazed windows, new blinds and has been redecorated throughout. This property is to be sold with a sitting tenant.

### ACCOMMODATION

#### ENTRANCE HALL

#### LOUNGE



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14' 5" x 10' 6" (4.39m x 3.2m) 2 PVC double glazed windows, vertical blinds, new carpet

### FULLY FITTED KITCHEN

8' 9" x 7' 3" (2.67m x 2.21m) Wall and floor units including drawers, built in oven, hob, extractor, fridge freezer, washing machine, single drainer sink unit, vinyl floor

### BEDROOM

14' 5" x 9' 1" (4.39m x 2.77m) PVC glazed window, wall heater

### THREE PIECE BATHROOM

Panelled bat with shower and screen, wash basin, WC, wall heater

### 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.



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