



PROCTORS

ESTATE AGENTS

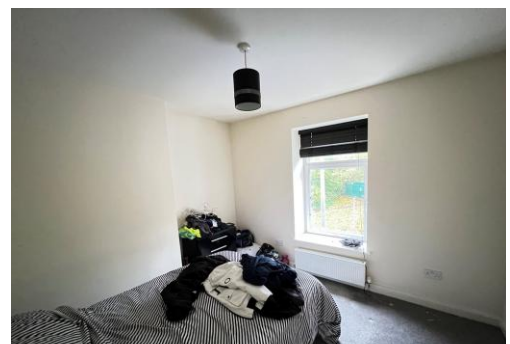
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Sandy Lane, Lower Darwen, Darwen

£525 pcm

A one bedroom, first floor apartment in the popular Lower Darwen area. The property comprises open plan lounge and kitchen area, double bedroom and three-piece bathroom with shower. Perfect for a single person or couple.



Sandy Lane, Lower Darwen, Darwen

ACCOMMODATION

OPEN PLAN LOUNGE/KITCHEN

DOUBLE BEDROOM

THREE PIECE BATHROOM WITH SHOWER

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	72 c	78 c
55-68	D		
39-54	E		
21-38	F		