



37 Pankhurst Close, Blackburn

£650 pcm

A well presented, modern apartment, situated on this extremely popular residential area facing Royal Blackburn Hospital and close to Shadsworth Business Park, approximately 1 mile from J5 of the M65. The accommodation has the benefit of two bedrooms (a large double and a generous single), a 3 piece bathroom with shower, open plan living with a spacious lounge area opening to a fully fitted kitchen. Gas central heating and PVC double glazing are both installed. There are PVC french doors leading to a juliet balcony. Externally there are communal gardens and parking areas. There is a strong rental demand in this area due to the close proximity of the hospital and the motorway network.



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ACCOMMODATION

ENTRANCE HALL

OPEN-PLAN LOUNGE

FULLY FITTED KITCHEN

BEDROOM ONE

BEDROOM TWO

THREE PIECE BATHROOM

OUTSIDE

Communal gardens, parking areas

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	85	87
(69 to 80)	C		