



17 Kestrel Close, Blackburn

£525 pcm

A very impressive ground floor apartment situated in this quiet, well established residential cul-de-sac at Lammack. The accommodation has been recently refurbished and provides an entrance porch, attractive lounge, fitted kitchen, two bedrooms and a three-piece shower room. It has gas central heating, PVC double glazed windows and wood floor throughout and is tastefully decorated in a contemporary style. Externally, there is a garden area to the rear. Viewing is highly recommended.

GROUND FLOOR APARTMENT

ACCOMMODATION



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ENTRANCE PORCH

PVC door and window

LOUNGE

15' 7" x 11' 11" (4.75m x 3.63m) PVC double glazed window, double radiator, living flame gas fire in fire surround, wood flooring

FITTED KITCHEN

10' x 6' 9" (3.05m x 2.06m) Wall and floor units including drawers, radiator, plumbed for washer, single drainer sink unit, PVC double glazed window, gas fired central heating boiler unit, built in cupboard

BEDROOM ONE

9' 3" x 10' 2" (2.82m x 3.1m) Two build in wardrobes, PVC double glazed window, double radiator, wood flooring

BEDROOM TWO

10' 2" x 9' 6" (3.1m x 2.9m) Double radiator, PVC double glazed window, wood flooring

THREE PIECE SHOWER ROOM

Shower, wash basin, WC, PVC double glazed window, fully tiled walls, double radiator

OUTSIDE

Rear garden

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.



Proctors Blackburn

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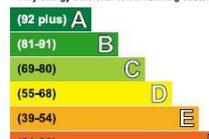
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Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
72	76