



Park Lodge, Beardwood, Blackburn

£750 pcm

A very impressive top floor apartment in this popular well established and convenient locality at Beardwood. The accommodation has a spacious open plan lounge and fully fitted master bedroom with four piece en suite bathroom, a second bedrooms and separate three piece shower room. There is secure underground parking along with separate visitor parking. The block comprises 18 apartments in total and is serviced by a lift. viewing recommended.



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ACCOMMODATION

Entrance Hall

Storage heater, storage cupboard, cylinder cupboard.

Open Plan Lounge Fully Fitted Kitchen

26'4 x 14'4 Three PVC double glazed windows plus velux double glazed window, storage heater, wall and floor units including drawers, built in double oven, hob, extractor, microwave, dishwasher, stainless steel single drainer sink unit.

Bedroom One

16'9 x 9'9` Two PVC double glazed windows, wall heater.

En Suite Bathroom

Panelled bath with shower over, walk in shower, wash basin, WC, tiled walls and floor, velux double glazed window, wall heater.

Bedroom Two

PVC double glazed window, wall heater.

Three Piece Shower Room

Walk in shower, WC, wall heater, tiled walls and floor.

Outside

Underground and visitor parking.

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, plus Â£140.00 inc VAT (single tenancy) Â£160.00 inc VAT (joint tenancy) for the tenancy agreement and relevant reference/credit checks, any additional applicants/guarantor named on the lease will be charged Â£20.00. We also require proof of ID and address.



Proctors Blackburn

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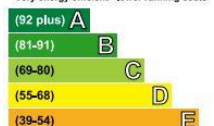
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Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
80	82