



67 Hollin Bank Court, Blackburn

£595 pcm

Proctors Estate Agents are pleased to present to the market this very well appointed modern ground floor apartment located in the popular Ewood area of Blackburn close to all local amenities including Blackburn town centre and the M65 motorway. The accommodation briefly comprising entrance hallway, open plan lounge/kitchen, one double bedroom, three piece bathroom with shower over, completed by electric heating system and PVC double glazing, and remote control gated access.



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ACCOMMODATION

ENTRANCE HALL

Laminate floor

BATHROOM

Paneled bath with shower over, wash basin, WC, heated towel rail

CUPBOARD

Walk in store, hot water cylinder

BEDROOM

10' 6" x 9' 2" (3.2m x 2.79m) 2 built in wardrobes. panel heater, PVC double glazed French doors

OPEN PLAN LIVING ROOM AND FITTED KITCHEN

21' 3" x 11' 7" (6.48m x 3.53m) Wall and floor units including drawers, built in oven, hob, extractor, stainless steel sink drainer unit, wall heater, PVC double glazed patio doors leading to small patio area, washing machine, fridge freezer, spotlighting

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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