



PROCTORS
ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
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3 Pankhurst Close, Blackburn

£725 pcm

A ground floor apartment in a purpose built development adjacent to Royal Blackburn Hospital and within easy access of junction 5 of M65. The apartment has the benefit of an open plan lounge and fully fitted kitchen, two bedrooms, a three piece bathroom with a shower, gas central heating and PVC double glazing.



3 Pankhurst Close, Blackburn

ACCOMMODATION

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN AREA

BEDROOM ONE

BEDROOM TWO

THREE PIECE BATHROOM

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	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		