



## 5 Park Lodge, Beardwood, BB2 7FN

**£750 pcm**

An apartment in this exclusive development of 18 units situated in the popular and convenient locality of Beardwood, enjoying open rural aspects to front. The accommodation has the benefit of two bedrooms (both with wardrobes), en-suite shower room, second shower room, open-plan lounge and fully fitted kitchen. It has PVC double glazing, heating throughout and alarm. The block is serviced by a lift which continues down to secure underground parking. Externally there are communal gardens and visitor parking.



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## LOCATION

From Blackburn town centre leave on Preston New Road and continue through the traffic lights at Revidge towards Beardwood. Turn right into Beardwood and the block of apartments are immediately on the left hand side.



## ACCOMMODATION

### Open-Plan Lounge & Fully Fitted Kitchen

18' (Max) x 16'8 Wall and floor units including drawers, built in double oven, electric hob, extractor, plumbed for washing machine, stainless steel single drainer sink unit, microwave, storage heater, two PVC double glazed windows.



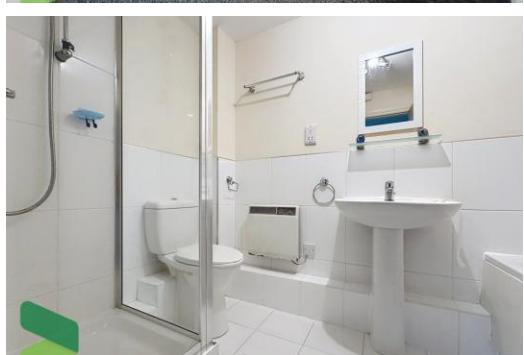
### Bedroom 1

16'8 x 9'1 Electric heater, two PVC double glazed windows.



### En-Suite

Panelled bath with shower above, walk in shower, pedestal hand wash basin, w.c, electric heater, PVC double glazed window, tiled floor and walls.

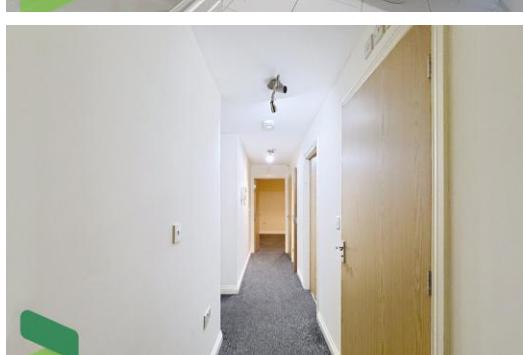


### Shower Room

Walk in shower, pedestal hand wash basin, w.c, tiled floor and walls.

### Bedroom 2

13' x 8'9 Fitted wardrobes, PVC double glazed window.



  
Council Tax Band  
Local Authority  
EPC Rating

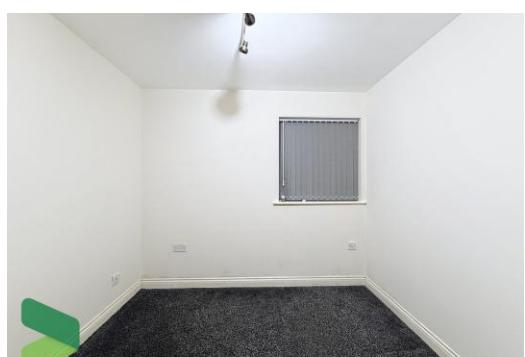
Band  
76

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.

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### 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
<small>Very energy efficient - lower running costs</small>		
(92 plus)	<b>A</b>	
(81 - 91)	<b>B</b>	
(69 - 80)	<b>C</b>	
(55 - 68)	<b>D</b>	
	<b>76</b>	<b>79</b>