



PROCTORS

ESTATE AGENTS

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11 Clippers Quay, Merchants Landing, Blackburn

£775 pcm

Fully modernised two bedroomed first floor apartment situated in this popular residential location close to all excellent local amenities and within easy reach of Blackburn Town Centre and Royal Blackburn Hospital. The accommodation briefly comprises of entrance hallway, L shaped lounge with dining area which is open to the kitchen, two bedrooms and a three-piece bathroom. There is also a decked out veranda area. Off road parking is also provided. Internal inspection is highly recommended to fully appreciate this lovely apartment.

ACCOMMODATION

ENTRANCE HALLWAY

Electric heater



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L SHAPED LOUNGE

19' 0" x 13' 4" (5.79m x 4.06m) 3 x double glazed windows, 2 x electric heaters, new carpets, new decor, completely refurbished

KITCHEN

7' 11" x 6' 0" (2.41m x 1.83m) Wall & base units with built in oven, extractor, stainless steel single drainer sink unit with mixer tap, plumbed for washer

BEDROOM ONE

10' 5" x 8' 9" (3.18m x 2.67m) PVC double glazed window, electric heater

BEDROOM TWO

9' 6" x 6' 8" (2.9m x 2.03m) Double glazed window, electric heater

THREE-PIECE BATHROOM

Low level WC, wash basin in vanity, shower, laminated walls, wall heater

OUTSIDE

Allocated parking, communal 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.



Council Tax Band	Band
Local Authority	
EPC Rating	68d

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		