



PROCTORS

ESTATE AGENTS

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31 Weavers Court, Preston New Road

£650 pcm

A ground floor apartment in this popular and convenient residential development, off Preston New Road. The accommodation has a spacious through lounge, fully fitted dining kitchen, 2 bedrooms (one with ensuite shower room) and a 3 piece bathroom. It has electric heating, PVC double glazed windows and is carpeted throughout. Viewing is recommended.



31 Weavers Court, Preston New Road

ACCOMMODATION

ENTRANCE HALL

Storage cupboard, cylinder cupboard, telephone entry receiver

THROUGH LOUNGE

12' 4" x 20' 3" (3.76m x 6.17m) Into PVC double glazed windows, storage heater, panel heater

OPEN PLAN DINING KITCHEN

15' 10" x 7' 9" (4.83m x 2.36m) Wall and floor units, built in oven, hob, extractor, PVC double glazed windows

BEDROOM 1

13' x 9' 9" (3.96m x 2.97m) PVC double glazed windows, panel heater

ENSUITE SHOWER ROOM

Walk in shower, wash basin, WC, wall heater

BEDROOM 2

10' 1" x 7' 3" (3.07m x 2.21m) Panel heater, PVC double glazed window

BATHROOM

Panelled bath, shower and screen, wash basin, WC and PVC double glazed windows

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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