



PROCTORS
ESTATE AGENTS

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14 St James Fold, Blackburn

£675 pcm

A first-floor apartment in a popular and convenient locality with local amenities close by. The apartment comprises two bedrooms, a three-piece bathroom, open plan lounge and kitchen area. Gas central heating and double glazing are both installed. Externally there is a secure private car park.



14 St James Fold, Blackburn

ACCOMMODATION

Open Plan Lounge and Fully Fitted Kitchen

20' x 16'2 Wall and floor units including drawers, built in oven, hob, extractor, stainless steel single drainer sink unit, gas fired central heating boiler unit, two PVC double glazed windows, radiator.

Bedroom 1

12'5 x 9' Radiator, PVC double glazed window.

Bedroom 2

17'4 x 9'10 Radiator, PVC double glazed window.

Three Piece Bathroom

Panelled bath with shower over, screen, wash basin, WC, radiator, tiled splash backs.

PLEASE NOTE

All properties are offered on a monthly rolling tenancy. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one weeks 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 months 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	79 c	79 c
55-68	D		
39-54	E		
21-38	F		