

20 DICKENS COURT
BROCKHALL VILLAGE
OLD LANGHO
BB6 8HT



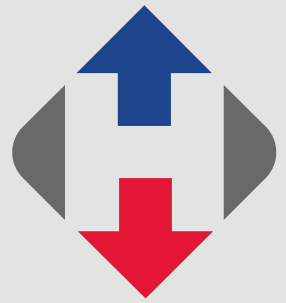
£775 per month



- Superb luxury ground floor apartment
- Modern contemporary finished fittings
- Bathroom and en-suite
- Parking and private garden
- Two large bedrooms
- Open plan lounge/dining room/kitchen
- Gas CH, double glazing
- Unfurnished. Available immediately.

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Located within the desirable Brockhall Village development, this modern ground floor luxury apartment offers open-plan contemporary accommodation with a spacious feel. The property benefits from quality fixtures and fittings including a kitchen with a host of built-in appliances, house bathroom and en-suite shower room. This apartment offers light and airy accommodation with private parking and good-sized enclosed garden to the rear. Early viewing is essential.



Brockhall Village is conveniently located just off the A59, near to Langho and offers easy access to the M6 and Blackburn. At the entrance to the village there are manned security gates and village amenities include 'The Avenue' restaurant and children's nursery.

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ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

COMMUNAL ENTRANCE: Entry phone system.

ENTRANCE HALLWAY: Coved cornicing, Karndean flooring, alarm control panel, airing cupboard.

LOUNGE: 4.8m x 4.8m (15'9" x 15'9"); coved cornicing, television point, wall-mounted gas fire with stainless steel surround, Karndean flooring, PVC French doors opening onto garden.

DINING KITCHEN: 4.8m x 3.6m (15'9" x 11'8"); with a modern range of burgundy high gloss wall and base units with laminate working surfaces, one and a half bowl stainless steel sink unit, stainless steel electric fan oven, stainless steel combination oven and microwave, stainless steel four-ring gas hob with stainless steel and glass extractor canopy over, integrated fridge-freezer, integrated dishwasher, breakfast bar, Karndean flooring.

UTILITY: Fitted wall and base units with complementary laminate working surfaces, stainless steel sink unit, plumbing for washing machine, Karndean flooring

BEDROOM ONE: 6.1m narrowing to 3.9m x 4.8m (20'3" narrowing to 12'10" x 15'10"); large L-shaped master bedroom with fitted wardrobes, television point.

EN-SUITE: Three-piece white suite comprising low suite w.c., pedestal washbasin and corner shower enclosure housing thermostatic shower, fully tiled walls, shaver point.





BEDROOM TWO: 4.6m narrowing to 2.9m x 4.4m (15' narrowing to 9'5" x 14'5"); built-in wardrobes, Karndean flooring.

BATHROOM: Housing three-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with thermostatic shower over with glass shower screen, tiled floor and part-tiled walls, extractor fan and shaver point.

OUTSIDE: Private parking space for one car at the front, enclosed lawned garden to the rear with paved patio, lawn and timber fence.

DEPOSIT: £894.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is tbc

COUNCIL TAX: Band D.

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





CONFIDENCE GUARANTEE

FREE Property Appraisal
Full Reference Checks
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End Of Tenancy Management



20 Dickens Court, Brockhall Village, BB6 8HT

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