

3 DICKENS COURT  
BROCKHALL VILLAGE  
BB6 8HT

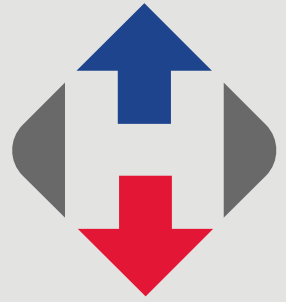
£750 per month



- Modern second floor apartment
- Open plan lounge/dining room/kitchen
- Contemporary finished fittings
- Sought-after residential location
- 2 good-sized bedrooms
- Bathroom and en-suite
- Gas CH, double glazing
- Unfurnished; Available Mid May 2021

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Located within the desirable Brockhall Village development, conveniently located just off the A59, near to Langho and offering easy access to the M6 and Blackburn, this second floor modern apartment enjoys open-plan contemporary accommodation with a spacious feel.



The property benefits from quality fixtures including a kitchen with a host of built-in appliances, house bathroom and en-suite shower room, bright modern fittings and Karndean flooring in the hallway and living areas. This apartment offers light and airy accommodation with private parking which is ideal for the hard working professional.

**LOCATION:** Travelling along the A59 from Clitheroe to Preston carry straight on at the Petre roundabout at Langho and turn right after Northcote Manor towards Old Langho. Continue straight on to the T-junction and turn right and then third left into Brockhall Village. At the security gates proceed straight on and straight on again at the mini roundabout and then left into Cherry Drive, then turn second right into Dickens Court.

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

**ENTRANCE HALL:** With store cupboard and double doors leading to the lounge.

**LOUNGE:** 5.8m x 4.75m (19'0" x 15'7"); with wall-mounted 'Living Flame' gas fire, Karndean flooring, television point and recessed 12v spot lighting.

**DINING ROOM:** 3.5m x 3.2m (11'6" x 10'6"); open from lounge, Karndean flooring.

**KITCHEN:** 3.5m x 3.2m (11'6" x 10'6"); with range of quality fitted wall and base units with laminate working surfaces, integrated built-in appliances including fridge freezer, dishwasher, microwave, electric fan assisted oven, 4-ring gas hob and extractor hood. Plumbing for washing machine.

**BEDROOM ONE:** 5.4m x 4.7m (17'9" x 15'5") overall measurements; extensive range of fitted wardrobes.

**EN-SUITE:** With 3-piece white suite comprising low suite w.c, pedestal washbasin and corner shower enclosure with thermostatic shower, part-tiled walls..

**BEDROOM TWO:** 5.4m x 3.5m (17'9" x 11'6") overall measurements; good range of fitted wardrobes.

**BATHROOM:** Housing modern 3-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with thermostatic shower over.







**OUTSIDE:** Private parking to the front for 2 cars.

**DEPOSIT:** £865.00.

**AVAILABLE:** Mid May 2021

**RESTRICTIONS:** No Pets and no Smokers.

**EPC:** The energy efficiency rating for this property is C.

**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.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

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

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3 Dickens Court, Brockhall Village, BB6 8HT

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