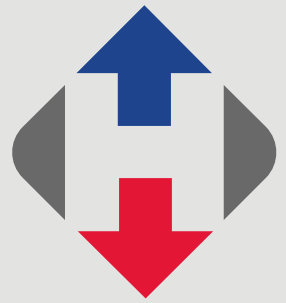


APARTMENT 9  
THE FOUNTAINS  
BARROWFORD  
BB9 8LQ  
£575 per month



- Spacious first floor apartment
- Open lounge, modern fitted kitchen
- Attractively presented accommodation
- Excellent central village location
- 2 bedrooms, 3-piece en-suite to master
- Modern 3-pce bathroom
- Allocated parking space to rear
- Unfurnished. Min 12-month tenancy.

**Situated just a minute's walk from the centre of Barrowford which offers a whole host of amenities and excellent convenient access to local road networks.**



**This large modern contemporary first floor apartment has two double bedrooms with en-suite to the master and there is an additional three-piece bathroom, spacious lounge and a contemporary fitted breakfast kitchen with appliances.**

**The main entrance has a video entry phone system and there is a private allocated parking space in the adjacent car park.**

**LOCATION:** The apartment is situated within the Fountains on Gisburn Road, The car park and main entrance can be found at the rear.

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

**ENTRANCE:** Through main communal glazed side doors and proceed via staircase to first floor apartments. Private entrance through wood door to number 9.

**HALLWAY:** With intercom system, cloaks storage cupboard, additional storage cupboard also housing wall mounted combination gas central heating boiler.

**LOUNGE:** 3.9m x 3.6m (12'8" x 11'9"); with Karndean flooring, television point, telephone point.

**BREAKFAST KITCHEN:** 3.3m x 2.4m (10'11" x 7'10"); an attractive modern kitchen with a range of wood finish fitted wall and base units with complementary laminate working surfaces, tiled splashback, laminate breakfast bar, 1½ bowl stainless steel sink drainer unit with mixer tap, stainless steel integrated electric oven with 4-ring electric hob and extractor filter canopy over, Karndean flooring, recessed spotlighting, under unit lighting, integrated washing machine, fridge freezer.

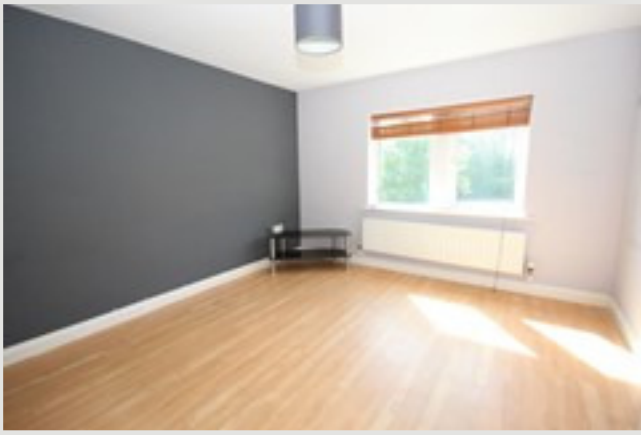
**BEDROOM ONE:** 3.9m x 2.5m (12'8" x 8'4"); with Karndean flooring.

**EN-SUITE SHOWER ROOM:** With 3-pce white suite comprising corner shower enclosure with thermostatic shower, pedestal wash basin with mixer tap, low suite w.c. with push button flush, part tiled walls, extractor fan.

**BEDROOM TWO:** 3.3m x 2.4m (11'11" x 7'7"); with Karndean flooring.

**BATHROOM:** Modern 3-pce white suite comprising panelled bath with shower over, low suite W.C. with push button flush, pedestal wash basin with mixer tap, part tiled walls, extractor fan.





**OUTSIDE:** There is a private allocated parking space to the rear in the adjacent car park.

**DEPOSIT:** £663.00.

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

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band B.

### **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.





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