

FLAT 3
1 ARTHUR STREET
GREAT HARWOOD
BB6 7RU



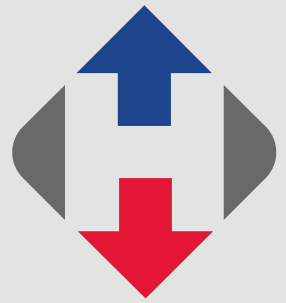
£350 per month



- First floor studio apartment
- Lounge, bright fitted kitchen
- Excellent value for money
- Quiet, residential location
- Bedroom with built-in shelves
- Electric heating
- 3-piece shower room
- Unfurnished. Min 12-month tenancy.

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Situated in a popular residential area, this first floor studio offers excellent value for money.



The accommodation comprises lounge, bedroom, and modern fitted kitchen. There is also a three-piece shower room.

LOCATION: Entering Great Harwood from the Whalley direction, proceed past The Park public house and take the fifth turning on the left into Arthur Street. The property is situated on the right hand side.

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

COMMUNAL ENTRANCE: Laminate wood floor. Staircase to accommodation.

BEDROOM: 3.6m x 1.7m (11'9" x 5'7"); built-in shelves.

KITCHEN: 2.7m x 1.9m (8'10" x 6'3"); with built-in wall cupboards and base units, electric oven with four-ring hob and fridge.

SHOWER ROOM: With 3-piece suite comprising low suite w.c., washbasin and walk-in shower enclosure housing electric shower.





DEPOSIT: £403.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is E.

COUNCIL TAX: Band A.

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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