

16 SPRING GARDENS
WADDINGTON
BB7 3HH

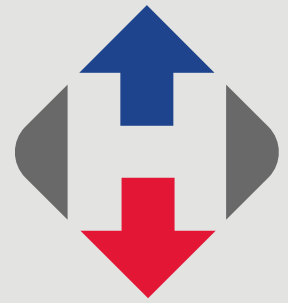
£595 per month



- Well-presented ground floor apartment
- Double bedroom
- Open plan living space
- Attractive fitted kitchen
- 3 piece shower room
- Village location
- Storeroom
- Unfurnished. Min 18-month tenancy.

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This ground floor apartment offers spacious living accommodation. It comprises an open plan kitchen and living space, a double bedroom, 3-piece shower room and a store room. The apartment is entered via a shared hallway which has a private store room for number 16.



The apartment is located in the heart of Waddington Village which offers the benefits of living in the countryside but also has amenities including pubs, a cafe & primary school.

LOCATION: Travelling into Waddington from the Clitheroe direction the property is located on the left-hand side just before Waddow View.

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

ENTRANCE HALLWAY: communal hallway with a private storage room and internal door to the apartment.

INNER HALLWAY: open to

OPEN PLAN KITCHEN & LOUNGE: 5.7m x 3.5m (18'8" x 11'6") The kitchen has a range of white gloss wall and base units, integrated oven, electric hob with extractor over, cupboard housing central heating boiler, stainless steel one bowl sink and drainer unit, tiled splash back. In the lounge there is an electric fire.

SHOWER ROOM: 3-piece suite in white with a low-level WC, wash basin, walk in shower enclosure with thermostatic shower and heated towel rail.

BEDROOM: 4m x 2.8m (13'2" x 9'1")





HOLDING DEPOSIT: £137.30

DEPOSIT: £686.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band A, £1,481.78 (April 2024)

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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16 Spring Gardens, Waddington

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