



## PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive  
Foulridge  
Colne  
Lancs  
BB8 7NX

# Apartment 14, Birchfield Mews, Sycamore Park, Burnley

£475.00 Per Month

- Stunning first floor apartment
- Gated landscaped development
- Allocated parking
- Beautiful open plan living room/dining/kitchen
- Integrated kitchen appliances



Tel / Fax : **01282 864315**      Mobile: **07851 867340**

Web Site : [www.pad-2-let.co.uk](http://www.pad-2-let.co.uk)      E-Mail : [info@pad-2-let.co.uk](mailto:info@pad-2-let.co.uk)

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UKALA



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Stunning newly built first floor apartments in gated development. Excellent location close to exit 10 M65. Landscaped with allocated parking.

### Accommodation

**Living room / dining kitchen** – (6.5m x 4.63m)

Beautiful open plan lounge/dining/kitchen with very stylish units

- Integrated oven
- Integrated fridge
- Integrated washer/dryer
- Dishwasher

**Master Bedroom** – (3.37m x 3.13m)

Spacious double bedroom

**Study / Second Bedroom** – (3.37m x 2.01m  
(2.2m for the first floor apartments).

Single bedroom/study

### Bathroom

- Fully tiled walls
- White bathroom suite
- Full size bath
- Shower mixer tap

### External

Landscaped communal gardens, with allocated parking. Electric gates.

### Further information

- UPVC double glazing
- Electric gates.
- Fitted carpets.
- Electric central heating.
- Allocated parking
- Unfurnished

### Deposit Required

Bond – Equivalent to one month rent

Rent – One month in advance

### Restrictions

No smokers

No pets

### Council tax

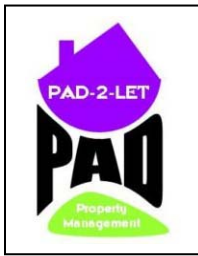
Band A

Applicants who wish to view any of the properties or require any further information should do so by contacting us by telephone, fax or e-mail.

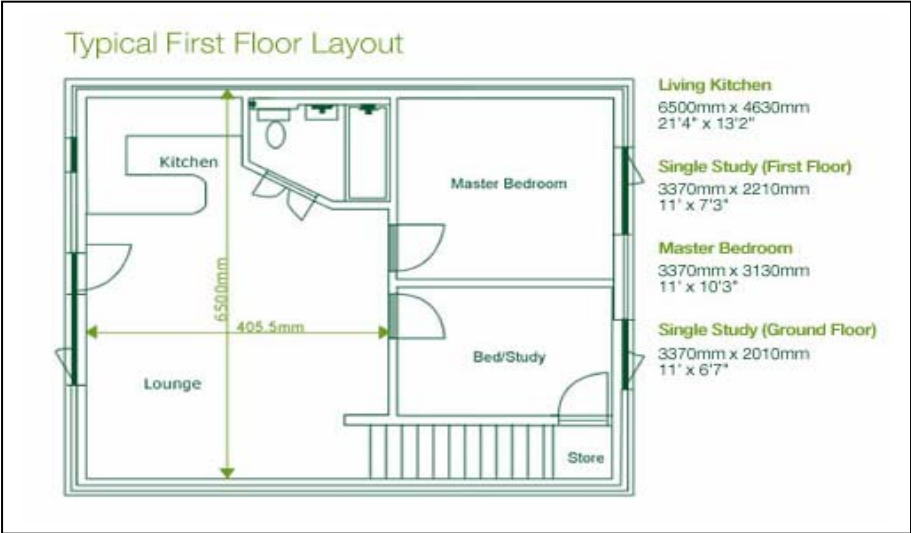
Appointments arranged at mutually convenient times 7 days a week.

Please note that all tenancies require:-

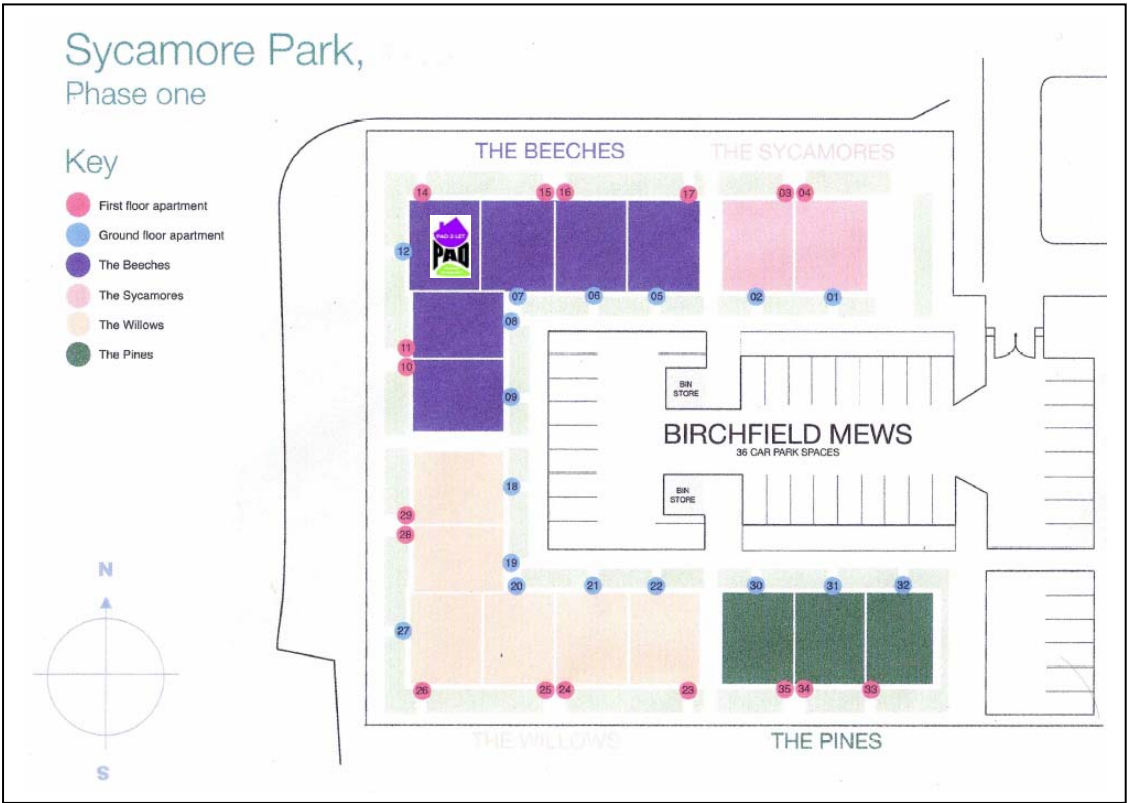
- Rent to be paid one calendar month in advance
- A bond equivalent to one months rent is required.
- Applicants must be a minimum of 21 years of age
- References from employers, bank, previous landlord (if applicable) and personal references may be required



**Floor Plans**



**Site Plan**





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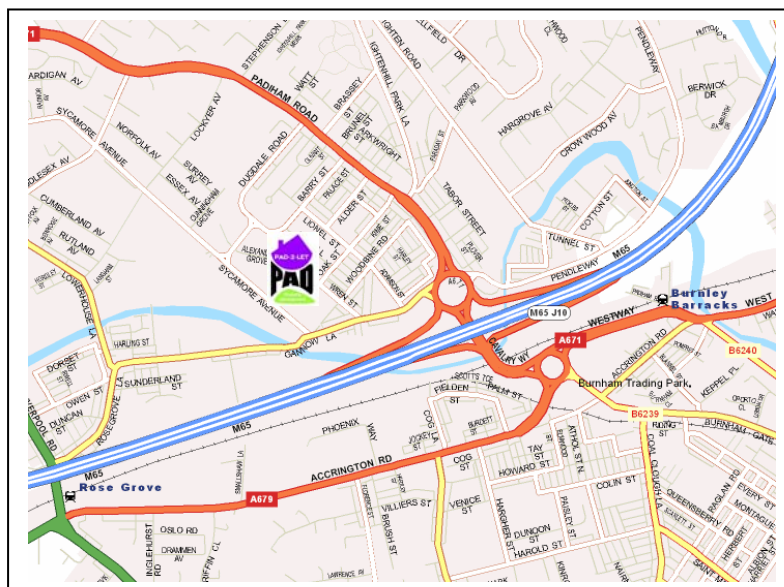
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## Location Map

Town location map



Street location map



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