



PAD-2-LET Limited Property Management

- Full Residential Management Services
- Residential Letting Services

Pad-2-Let Limited
1 Pasture Drive
Foulridge
Colne
Lancashire
BB8 7NX

Telephone / Fax : (01282) 864315

Mobile : 07851 867340

E-mail : info@pad-2-let.co.uk

21 Victoria Road Earby

£350.00 Per Month

- ✓ One / two Bedroom flat
- ✓ Recently fully fitted kitchen
- ✓ Double bedroom
- ✓ Second bedroom / living room
- ✓ Central location



Pad-2-let Limited are a successful family owned letting agent providing specialist management services in quality residential letting's throughout North East Lancashire and West Yorkshire. Our continuing aim is our commitment to provide a professional friendly residential letting and property management service fully focused on the priorities and needs of landlords & tenants





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Overview – One / two bedroom flat, central town location, double bedroom, recently fitted kitchen / diner / living area, second bedroom which could be used as either a living room or bedroom, gas central heating, double glazing.

Accommodation

Ground Floor

Entrance Hall / utility room

Accessed via a PVC door, utility area, stainless steel sink, location and plumbing for washing machine, boiler, separate toilet area with WC and sink (*this area has shared access with the owner of the shop*). A second PVC door provides access to the flat.

Kitchen / diner (4.1m x 5.1m)

Large open plan kitchen, dining area, and living area. Recently fitted high quality kitchen equipped with:-

- Light wood fronted fitted units
- Stainless sink
- Integral dish washer
- Integral fridge
- Integral freezer
- Built in Gas hob / oven
- Stainless extractor hood

Laminated floor, chrome fixings, stainless steel type sockets, two double radiators with thermostat controls, halogen lighting.

First Floor

Stairs landing

Access to bedroom 1 and bedroom 2 (or living room). Access hatch to loft.

Bedroom 1 (3.29m x 4.21m)

Double bedroom, fitted wardrobe and over bed cupboards, phone socket, PVC door provides external access to flat roof (fire exit), access to en-suite.

En-suite bathroom

WC, sink, shower, chrome fixing, chrome towel rail, halogen lighting, PVC window.

Bedroom 2 or living room (4.17m x 3.43m)

Double bedroom which could be used as the second bedroom or living room. PVC window, TV socket, double radiator with thermostat control.

Services

- Gas
- Water
- Electricity
- TV point
- Telephone point

Further Information

- Central heating.
- Carpets.
- Double glazed.
- Unfurnished

Deposit Required

Bond – Equivalent to one month rent

Rent – One month in advance

Restrictions

No Smokers, No Pets, No DSS

Council tax

TBA

Viewing

By appointment through our office

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 month's rent plus £100 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



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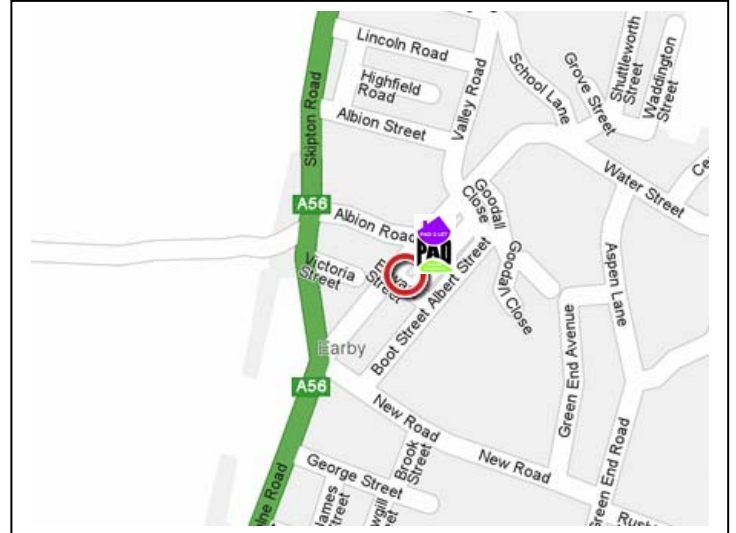
E-mail : info@pad-2-let.co.uk

Location

Town location map



Street location map



Disclaimer – Whilst we endeavour to ensure that our property brochures are accurate and reliable based upon the information supplied, these particulars are published as a guide to the property and accuracy cannot be guaranteed. Neither the particulars nor any statement made by or on behalf of PAD-2-LET Limited is intended to form part of a contract, rental agreement or warranty. Any intending purchasers or tenant must satisfy themselves by inspection or otherwise as to the accuracy of each of the statements contained within these particulars.

PAD-2-LET Limited is a member of the “UK association of letting agents”

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