



## 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](mailto:info@pad-2-let.co.uk)

# Apartment 30, Birchfield Mews, Sycamore Park, Burnley

£450.00 Per Month

- ✓ NEW stunning ground floor apartment
- ✓ Gated landscaped development
- ✓ Allocated parking
- ✓ Beautiful open plan living room/dining/kitchen
- ✓ Integrated kitchen appliances



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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Stunning newly built ground 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

**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 – £550

Rent – One month in advance

### Restrictions

No smokers

No pets

No DSS / Housing benefits

### Council tax

Band A

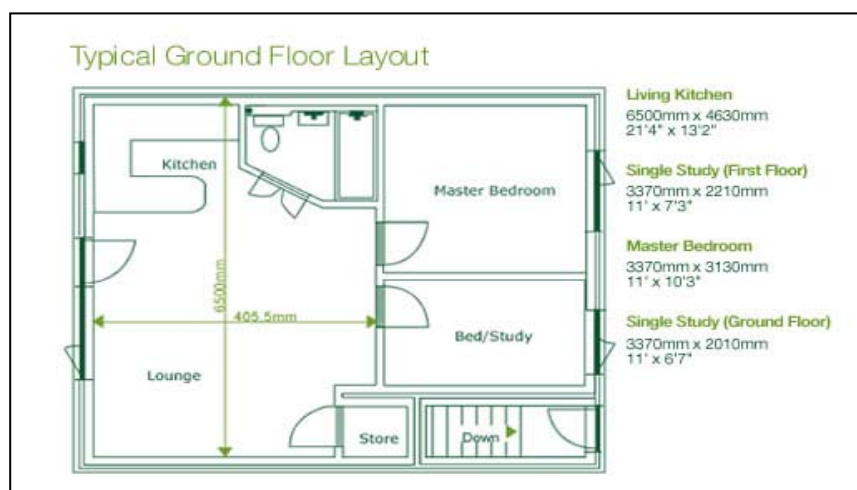
Applicants who wish to view any of the properties or require any further information should do so by contacting us by telephone, fax or e-mail.

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 £550 bond
- 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





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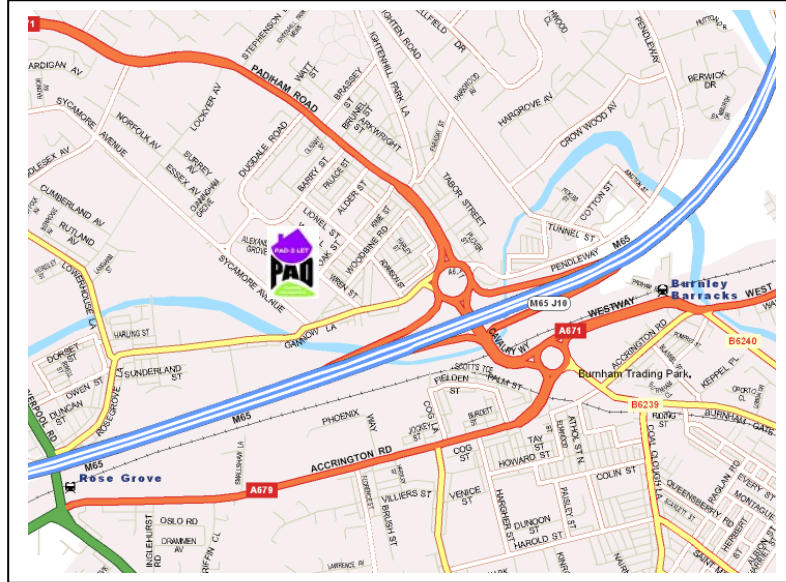
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## Location Map



## Site Plan





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

PAD-2-LET Limited Registered Company Number 06526327