



PAD-2-LET Limited

Property Management

- Full Residential Management Services
- Residential Letting Services

Pad-2-Let Limited
16 Church Street
Barnoldswick
Lancashire
BB18 5UT

Telephone : (01282) 851000

Mobile : 07851 867340

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

Apartment 6

Albion Street, Earby

£420 Per Month

- ✓ Recently refurbished one bedroom modern luxurious apartment
- ✓ Located within a short distance of town facilities & amenities
- ✓ Off road parking for one vehicle
- ✓ Floor area approximately 44m²



Apartment
No 6

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 bedroom luxurious apartment situated in this recently renovated development located within a short walk of all facilities and amenities offered by Earby town centre. Easy access to the M65 motorway which links into the national motorway network and open countryside. Located on the ground floor, providing one bedroom, open plan living room, fully fitted kitchen and bathroom, fitted carpet, fitted wooden blinds to all windows, off road parking for one vehicle.

Communal entrance hall

Front PVC door provides access from Albion street into a communal entrance hall area. The ground floor lobby provides access to apartments No 1 & 2 with a return style staircase to the first floor apartments No 3, 4 and 5. Double glazed PVC window is located on the staircase, Velux window on first floor landing, electric storage heater, PIR lighting sensors, secure cupboards house the apartment electricity meters.

Accommodation

Entrance

A brown PVC door provides access from Albion Street to the apartments open plan living room / kitchen.

Rear Entrance hall (3.93m x 0.9m)

A white PVC door at the rear of the property provides access to an entrance hall. Three wooden doors with chrome fixings provides access to the bathroom, bedroom and open plan living room / kitchen. Double glazed PVC window, Smoke detector.

Living room/dining kitchen (5.38m x 3.93m(total))

Large open-plan living room / kitchen comprising of

Kitchen area (2.92m x 1.43m)

Fully fitted kitchen with "Beech" coloured wood units with black marble effect laminated work surfaces, vinyl flooring, stainless steel sink, location and plumbing for washing machine, location for free standing fridge/freezer, heat detector, Double glazed PVC window, the kitchen appliances comprise of:

- Stainless steel integrated hob / oven
- Stainless steel extractor hood

Bedroom (3.14m x 3.99m)

Double bedroom, PVC double glazed window, TV point, electric heater.

Living room (3.08m x 3.95m)

PVC double glazed window, French PVC doors which provides access onto small flagged area to the rear of the development. Electric heater, TV point, Telephone point.

Bathroom (1.92m x 2.91m)

"L" shaped room complete with white three piece suite, WC, sink, shower with shower, chrome fixings, chrome towel rail, cupboard containing boiler and additional storage.

Further information

- UPVC double glazing with chrome fixings
- Fitted wooden blinds to all windows.
- Fitted carpets / laminate flooring
- Electric heating system
- Smoke & heat detectors
- Unfurnished

Services

- Electric
- Water
- Telephone point
- TV points

Deposit Required

Bond - £520

Rent - One month in advance

Restrictions

No smokers

No housing benefits or DSS

Council tax - TBC

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



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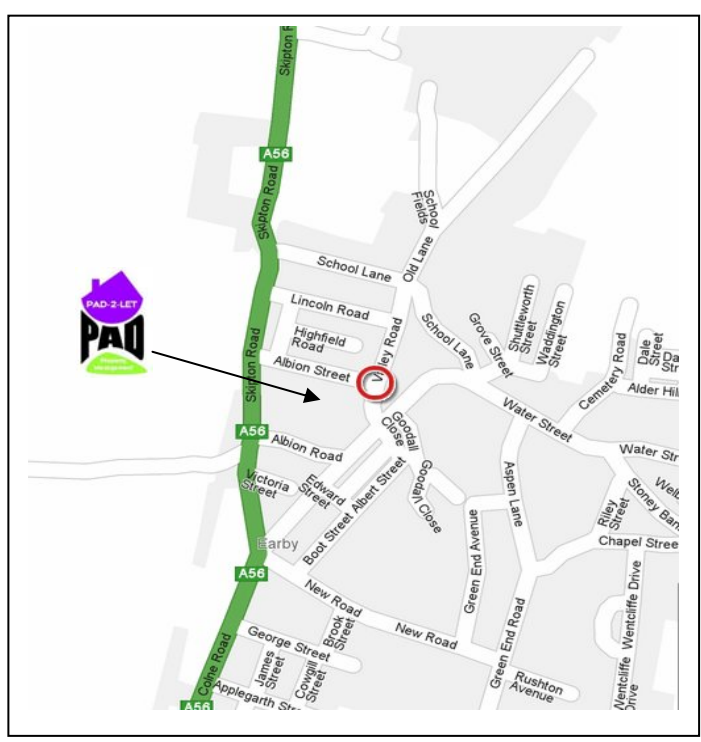
E-mail : info@pad-2-let.co.uk

Location Maps

Town location map



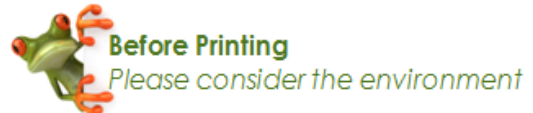
Street location map



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