



## 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 6, Birchfield Mews, Sycamore Park, Burnley

£450.00 Per Month

- ✓ 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 apartment located 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 – £550

Rent – One month in advance

### Restrictions

No smokers

No pets

No Hosing Benefits

### Council tax

Band A

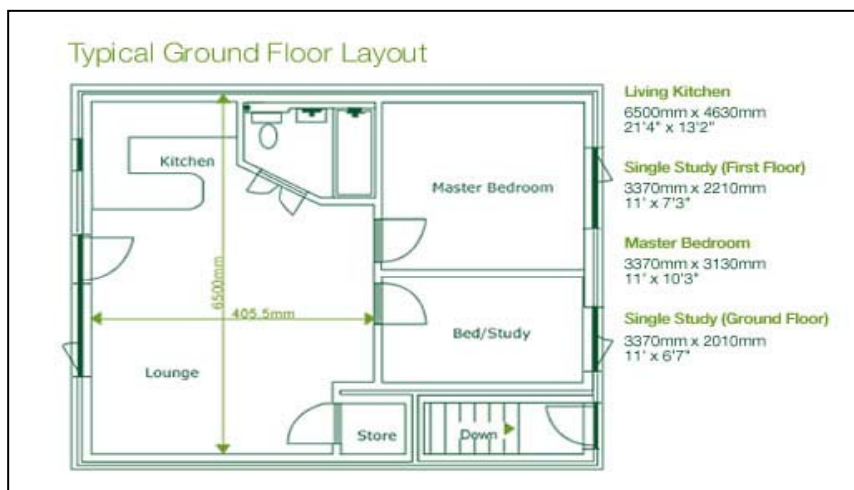
Applicants who wish to view any of the properties or require any further information should do so by contacting us by telephone, fax or e-mail.

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 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





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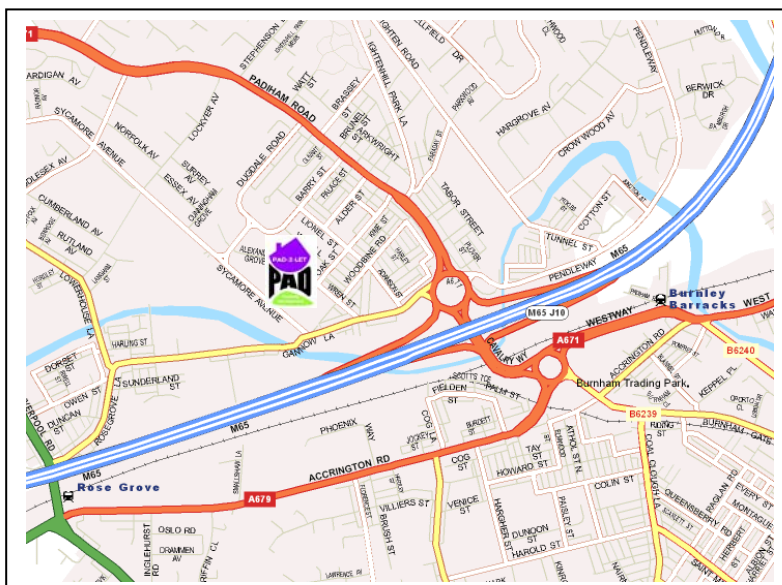
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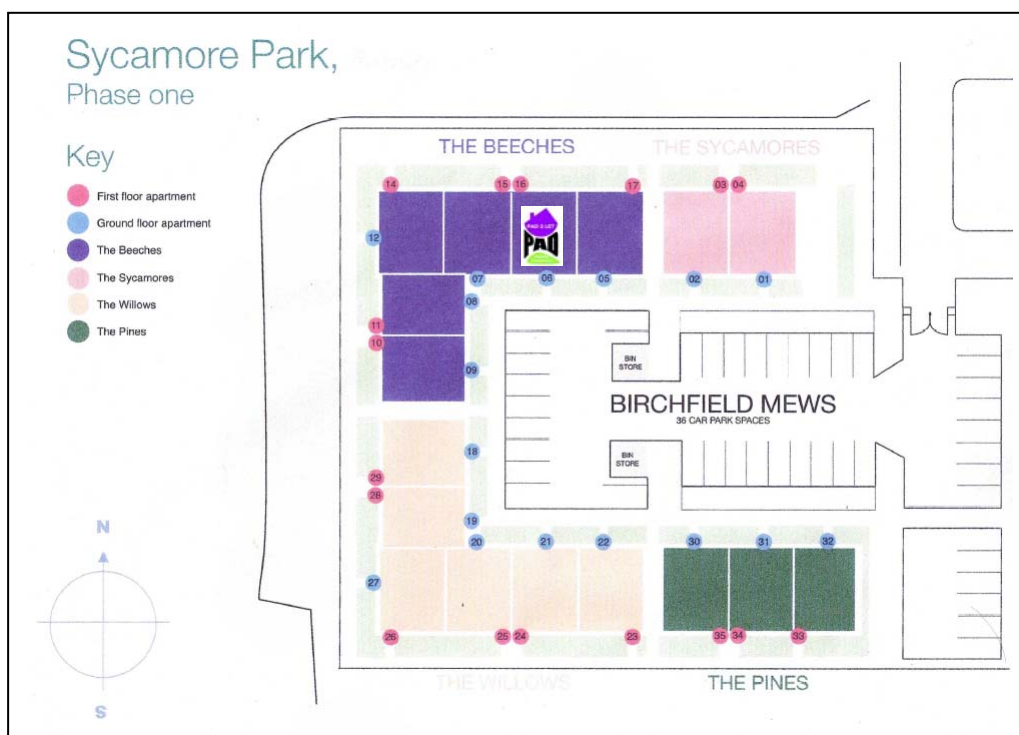
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## Location Map



## Site Plan



**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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**Before Printing**

*Please consider the environment*

Find your dream PAD with PAD-2-LET.....

