



PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive
Foulridge
Colne
Lancs
BB8 7NX

Apartment 7, 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



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

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Proprietor: Pauline Ann Davies





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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 – Equivalent to one month rent

Rent – One month in advance

Restrictions

No smokers

No pets

Council tax

Band A

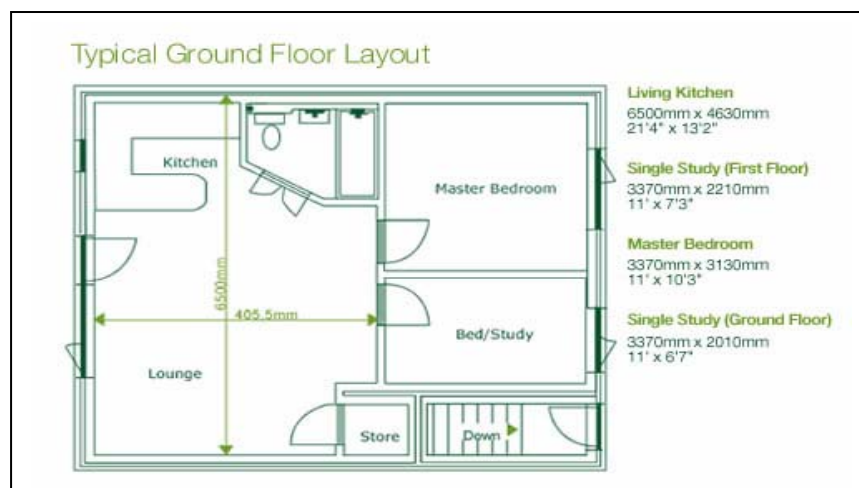
Applicants who wish to view any of the properties or require any further information should do so by contacting us by telephone, fax or e-mail.

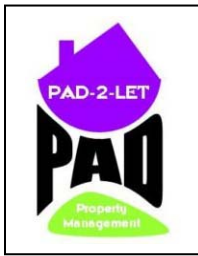
Appointments arranged at mutually convenient times 7 days a week.

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



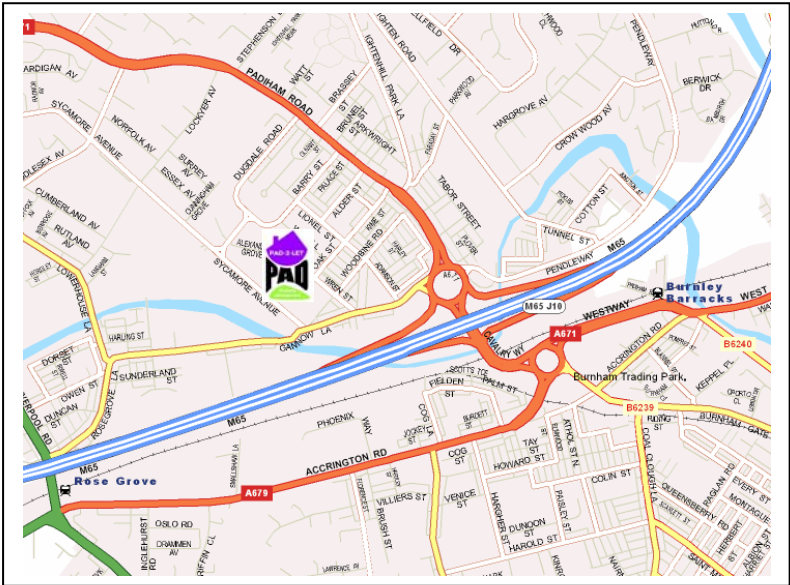


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Location Map



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”

PAD-2-LET Limited Registered Company Number 06526327

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