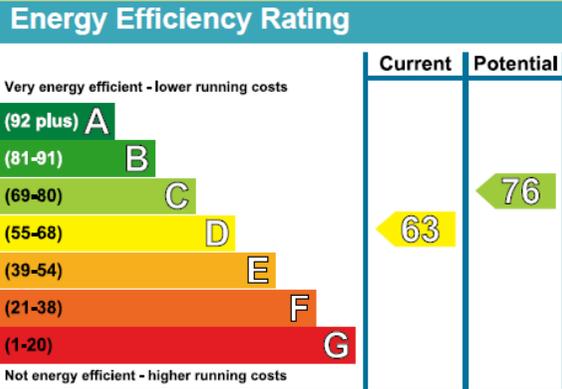




9 Watling Gate
Brockhall Village | BB6 8BN

NWF KAVANAGH
Residential Lettings



A first floor three bedroom apartment located in this highly desirable area of Brockhall Village, a gated community with good commuting routes across East Lancashire and beyond.

CONSTRAINTS: No smokers, No pets, available immediately upon successful application.

Entrance Hallway.

RENT

Unless stated otherwise the rent is exclusive of gas, electricity, oil, water, telephone charges and council tax.

Living Room 4.50m x 2.95m.
Double glazed window with views onto communal garden.
Electric fire with a rustic brick surround and oak mantel.

Security Deposit

The equivalent of five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy and applies to Assured Shorthold Tenancies (AST).

Inner Hallway /Dining Kitchen 4.0m x 2.80m
Range of oak fronted wall and base units with oven, grill and four ring gas hob. Breakfast bar, radiator and plumbed for automatic wash machine. UPVC double glazed opening window. Worksurface preparation areas to two sides with sink and drainer unit. Fridge and Freezer.

Holding Deposit

A holding deposit equal to one weeks rent is payable to demonstrate an applicant's commitment to rent a property. Terms and conditions apply. At any time you are interested in a property, please ask an NWF Kavanagh representative for a full breakdown of permitted payments that may be payable before, during and after a tenancy.

Bedroom One 3.00m x 4.45m
Double size bedroom with views onto the communal gardens.

PLEASE NOTE: NWF Kavanagh the clients and any joints agents give notice that:

Bedroom two 3.00m x 2.85m.
Second double size bedroom with a range of built in wardrobes with hanging rails and shelving.

1 They are not authorised to make or give any representations or warranties in relation to the property neither here or elsewhere. Either on their own behalf or on behalf of their client or otherwise.

Bedroom three 3.0m x 2.85m.
Double glazed opening window and two built in wardrobes with hanging rails and storage shelving over.

They issue no responsibility for any statement that may be made in these particulars. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact.

House Bathroom 2.95m x 2.85m.
Comprising of a four piece suite incorporating a panelled Bath, LL WC, pedestal hand basin and shower cubicle. Gas fired combination boiler supplying domestic hot water and central heating.

2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. NWF Kavanagh has not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

External
Communal garden area and single car garage with up and over door.

3 All illustrations are for indication purposes only and are not to scale.



Price: £ 750 pcm

Pets by application (no dogs or cats)

No smokers

Not suitable for DSS

20 Wellgate
Clitheroe
Lancashire BB7 2DP
T: (01200) 42 66 33
E: enquiries@nwfkavanagh.co.uk
www.nwfkavanagh.co.uk

NWF KAVANAGH
Residential Lettings

