

PETER E GILKES & COMPANY

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TO LET

**306A LEYLAND LANE
LEYLAND
PR25 1UL**



Rent: £375 per calendar month

- Spacious two bedroom flat.
- First Floor accommodation convenient to bus stop and local amenities.
- Gas central heating and double glazed

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: Spacious First floor two bedroom flat situated on Leyland Lane with one private car parking space.

Location: Proceeding along Leyland Lane towards Seven Stars the flat is situated at the junction of Atherton Road and accessed from the side of the building.

Accommodation: First Floor

(all sizes are approx) Lounge 4.1m x 5.3m (13'4 x 17'3) plus Side Store/Office 1m x 2.8m (3'2 x 9'1)



Kitchen 2.8m x 3.6m (9'1 x 11'8) fitted kitchen with electric oven and extractor fan.



Bathroom WC, handbasin, electric shower over bath

Bedroom 1 2.5m x 5.1m (8'2 x 16'7)



Bedroom 2 2.45m x 3.55m (8' x 11'6)



- Lease Terms:** To be let subject to an Assured Shorthold Tenancy
- Duration:** 6 months.
- Outgoings:** The Tenant(s) would be responsible for all outgoings e.g. electricity, gas, water, telephone, Council Tax etc.
- Insurance:** The Tenant(s) will be responsible to insure their own furniture and contents.
- Assessment:** The flat has been placed in Band A which currently equates to a Council Tax of approximately £1,225 per annum
- Bond:** A bond of £375 will be required in accordance with legal requirements and paid into a Tenancy Deposit Protection Scheme.
- References:** A specialist reference company will be instructed to check suitability of prospective Tenant(s).
- Services:** Mains gas, electricity and water supplies are laid on with drainage to the main sewer.
- Energy Rating:** The property has an Energy Performance Certificate with a Band D Energy Efficiency Rating.
- To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.
- Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.