

Because life is

Petty<sup>TM</sup>  
Real

12a Carlton Court  
Barrowford Road  
Colne  
BB8 9QP



For Sale

£485 PCM

- Spacious first floor flat
- Good sized lounge
- Modern fitted kitchen
- Two bedrooms
- EPC: D

- Three piece bathroom suite
- Council Tax: A
- Deposit £485
- Maintained communal gardens
- Off road parking



Deceptively spacious, first floor, two bed roomed flat located in a private and secluded setting just off Barrowford Road but ideally placed for all the local town centre amenities that Colne and Barrowford have to offer.

Upon entering the property you are greeted by a hallway leading to a good sized lounge; modern fitted kitchen with built in oven and hob and freestanding washing machine, fridge freezer and dryer; two bedrooms; and a three piece bathroom suite in white with shower over.

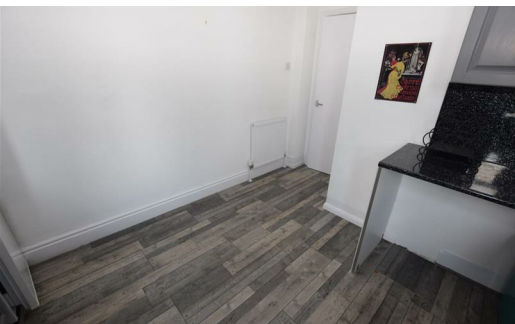
Property comes part furnished and is further complemented by the modern day comforts of gas central heating and UPVC white double glazing.

Externally, there are well maintained communal grounds and private off road parking.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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