

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



TO LET

**44A PALL MALL
CHORLEY
PR7 2LA**



Rent: £500 pcm

- Recently refurbished two bedroom flat.
- First Floor accommodation convenient to bus stop and local amenities.
- Gas central heating and double-glazed.
- Town centre location.

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 Pall Mall close to Chorley town centre.
Location:	Proceeding along Pall Mall at the junction with Market Street the flat is situated opposite Asda Superstore.
Accommodation:	First Floor accessed from private entrance off Pall Mall and stairwell to (all sizes are approx) Landing Kitchen/Lounge 4.6m x 3.5m (15' x 11'4) with fitted kitchen, electric oven and extractor fan. Bathroom 1.95m x 1.5m (6'3 x 4'9) including WC, handbasin, shower over bath. Bedroom 1 3.5m x 2.7m (11'4 x 8'8). Bedroom 2 2m x 2.75m (6'5 x 8'8).
Lease Terms:	
Rent:	£500 pcm to be let subject to an assured shorthold Tenancy plus reimbursement of Landlords water charges.
Duration:	6 months.
Outgoings:	The Tenant(s) would be responsible for all outgoing including electricity, gas, 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 £1,561.90.
Bond:	A bond of £500 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 main sewer.
Energy Rating:	The property has an Energy Performance Certificate within Band C valid until September 2032.
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.



Kitchen



Bedroom 1



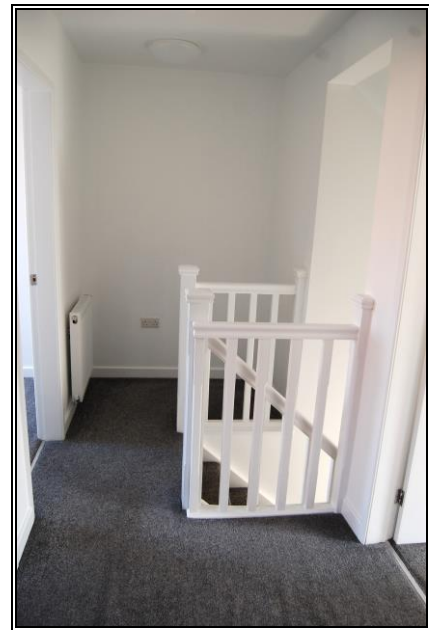
Bathroom



Lounge



Bedroom 2



Landing



Stairwell Entrance