



## 15 Masefield Close, Brockhall Village BB6 8HS

To Let: £695 PCM Unfurnished

A well presented and very spacious executive style ground floor apartment with a large rear and side garden and enjoying a quiet cul-de-sac location at the edge of the Brockhall Village development. The modern internal accommodation briefly comprises an entrance hallway, lounge plus raised dining area, breakfast kitchen, two double bedrooms, en-suite and bathroom. There are two allocated parking spaces plus a large lawned rear garden adjoining woodland.

- No pets
- Non smokers only



## 15 Masefield Close, Brockhall Village, Old Langho BB6 8HS

**Entrance Hallway** - with storage cupboard

**Lounge** 17'5" max x 13'0" (5.32 max x 3.96m) - with electric fire set in a feature fireplace, open plan to a raised dining area

**Dining Area** 11'7" max x 11'6" max (3.55 max x 3.52m max) - with dual aspect windows overlooking the garden

**Breakfast Kitchen** 9'10" x 9'9" (3.00 x 2.91m) - with a modern range of fitted wall and base units, integrated appliances comprising an electric oven and gas hob, fridge, freezer, dishwasher, washer/dryer

**Bedroom 1** 12'10" x 12'2" (3.91 x 3.73m) - double with built-in wardrobes and dressing table **En-Suite Shower Room** - with fully tiled shower cubicle, low suite wc, wash hand basin

**Bedroom 2** 14'3" x 9'0" (4.35 x 2.75m) - double overlooking the rear garden

**Bathroom** - with a three piece suite in white comprising a panel bath, low suite wc, wash hand basin, airing cupboard

**Outside** - To the front of the property there are two allocated parking spaces. To the side and rear is a large lawned garden with lovely aspects adjoining woodland.

**Council Tax Band D**      **Energy Efficiency Rating Band B**

**Location** - Entering Brockhall Village, turn left at the mini roundabout onto The Drive. At the T-Junction turn right onto Masefield Close and the property can be found at the end of the close on the left.

**Assured Shorthold Tenancy.** Unless stated otherwise properties are available on an Assured Shorthold Tenancy for an initial period of 6 months.

**Viewings.** Viewings of all properties are strictly by appointment with this office.

**Appliances.** Appliances mentioned in the description have not been tested as to their working condition. For a full list of contents and appliances please see the property inventory which will be supplied by Athertons Lettings for managed properties or by the Landlord for non-managed properties.

**Telephone.** Where there is a telephone line in the property reconnection will be at the tenant's expense.

**Damage Deposit.** The successful applicant will be required to pay a Damage Deposit (usually equal to one months rent) which is refundable at the end of the tenancy.

**Rent.** Unless stated otherwise the rent is exclusive of gas, electricity, oil, water, telephone charges and Council Tax. In order to be able to rent this property your annual income should be at least 30 times the monthly rent.

**Standard Charges.** There is an application fee of **£75** plus **£125** for legal tenancy agreements. Payment of the first month's rent & damage deposit to be paid by bank transfer if possible.

### Property Misdescriptions Act

Athertons Lettings for themselves and for the vendors or lessors of this property whose agent they are, give notice that::

All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permission for use, occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

No person in the employment of Athertons Lettings has any authority to make or give any representations or warranty whatsoever in relation to the property. These particulars are produced for the sole purpose of enabling prospective purchasers and tenants to decide whether they wish to view the property and are set out as a general guide only and do not constitute any part of a contract.