



## Victoria Apartments, Burnley, BB12 8PX

### £750 Per Month

An outstanding opportunity to rent a spacious two-bedroom, second-floor apartment in the historic Victoria Mill in Padiham, presented well and located in a highly convenient position.

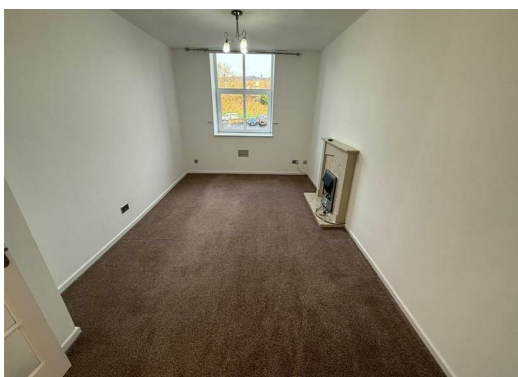
The accommodation comprises: welcoming hallway, a generously proportioned lounge, fitted kitchen, two double bedrooms and a three-piece bathroom suite complete with shower over the bath.

The property has been well maintained, benefiting from neutral decor throughout, PVC double-glazed windows and electric heating. These improvements contribute to a comfortable, low-maintenance home that is well presented and ready for immediate occupation.

Further advantages include a secure communal entrance with intercom and CCTV, on-site parking facilities, and close proximity to Padiham town centre, which offers a wide selection of shops, cafes and local amenities.

Properties of this calibre are rarely available on the rental market.

Early viewing is highly recommended to avoid disappointment.



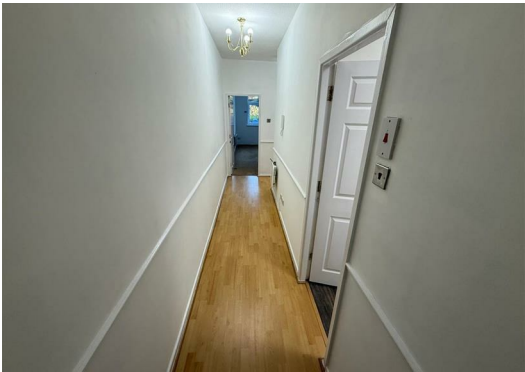
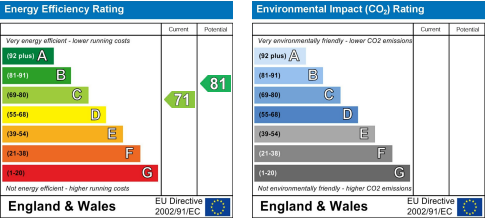


**Disclaimer:**

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings. For further information, please call 01706 823 131.



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