

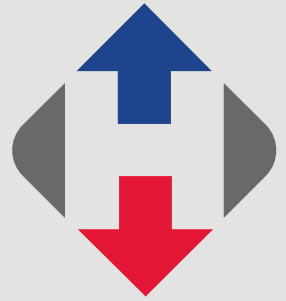
APARTMENT 2
THE EMPORIUM
CLITHEROE
BB7 1DS
£595 per month



- Superb uniquely designed apartment
- Open plan lounge & fitted kitchen
- Contemporary accommodation
- Electric central heating
- Master galleried bedroom, 2nd bedroom
- Modern shower room
- Excellent, town centre location
- Unfurnished. Min 12-month tenancy.

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A stunning executive apartment situated in a prime town centre location, fantastically positioned for the array of shops and amenities on offer and close by to train and bus stations.



This superb apartment offers open plan, contemporary accommodation comprising communal entrance with lift, attractive fitted kitchen, lounge, two bedrooms and modern three-piece shower room.

LOCATION: From our office, proceed on foot down Moor Lane and the apartments can be found at the bottom of the hill on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

COMMUNAL ENTRANCE: lift and staircase.

ENTRANCE HALL: Staircase to bedroom and shower room.

BEDROOM TWO: 2.3m x 2.7m (7'8" x 9').

LOUNGE AREA: 4.6m x 3.4m (15'2" x 11'3"); open to:

KITCHEN: 2.6m x 1.9m (8'8" x 6'4"); with range of modern fitted wall and base units with complementary working surfaces, built-in electric oven and 4-ring electric hob with extractor over. Plumbing for washing machine.

BEDROOM ONE: 3.6m x 4.3m (11'11" x 14'3"); with spindled balustrade overlooking lounge, built-in cupboard housing central heating boiler.

BATHROOM: Housing contemporary three-piece suite comprising low suite w.c., pedestal washbasin and shower enclosure with power shower.





HEATING: Electric central heating.

DEPOSIT: £686.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers.

EPC: The energy efficiency rating for this property is D.

COUNCIL TAX: Band A £1,339.53 (April 2023).

Please Note

A deposit is required for each property; this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card.



CONFIDENCE GUARANTEE

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Apartment 2, The Emporium, Clitheroe,
BB7 1DS