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honeywell

2-4 Parson Lane, Clitheroe, Lancashire BB7 2JN

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## 20 BOWLAND COURT CLITHEROE

### £650 per month

- \* Spacious retirement apartment
- \* Modern fitted kitchen, lounge
- \* Presented to high standards throughout
- \* Town centre location, parking space
- \* Two bedrooms
- \* 3-pce bathroom with shower
- \* Views towards Pendle Hill
- \* Unfurnished.



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Situated on this popular development, with elevated views across Clitheroe towards Pendle Hill, this spacious two bedroom retirement apartment offers the convenience of the town centre with the added benefit of a private parking space, the security of locked entry doors and a house manager. The apartment has recently been improved with a lovely modern fitted kitchen with integrated oven, the living room has a feature fireplace, the main bedroom benefits from built-in furniture, good-sized second bedroom and three piece bathroom with shower. Early viewing is highly recommended..

**Location:** From our Clitheroe office walk down Castle Street and take the first right turning into King Lane. Follow the road down and Bowland Court is situated on the right hand side.

**Entrance Hallway:** Fitted cupboards, intercom system, access to attic.

**Living Room:** 5.3m x 3.2m (17'4" x 10'4"); electric fire in feature surround, television and telephone point, access to Freestat and Freeview.

**Kitchen:** 2.1m x 2.1m (7'0" x 7'0"); with range of modern fitted wall and base units with complementary laminate working surfaces, built-in electric oven, brand new four-ring electric hob, stainless steel single drainer sink unit, extractor fan.

**Bedroom One:** 4.2m x 2.7m (13'8" x 8'10"); with fitted wardrobes and bedside tables, matching chest of drawers, television point, telephone point.

**Bedroom Two:** 3.7m x 2.3m (12'0" x 7'6"); television point, attic access point.

**Bathroom:** Housing three-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with built-in shower over, fully tiled walls, extractor fan.

**Outside:** Private parking space.

**Extras:** The complex benefits from communal areas including lounge, kitchen, laundry, use of guest suite, 2 communal garden areas with patios, storage and refuse rooms. A resident house manager is available 5 days a week. Prospective tenants must be a minimum of 55 years of age and any tenancy is subject to approval by the house manager.

**Restrictions:** No DSS. No Pets. No Smokers.

**Deposit:** £800.00.

**Available:** Immediately.

**Please Note**

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit MUST be made by banker's draft, Building Society counter cheque, debit card or cash. 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.



Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Chartered Surveyors and Estate Agents has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for rent with the property.





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