

31 CANDLEMAKERS COURT
CLITHEROE
BB7 1AH

£600 per month



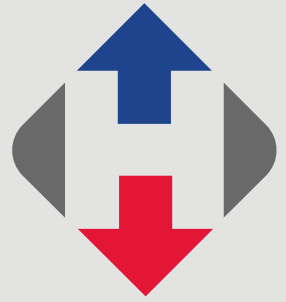
- First floor retirement apartment
- Brand new fitted kitchen
- Excellent communal facilities
- Double glazing, electric storage heater
- 2 bedrooms, 3-piece bathroom
- Spacious dual aspect lounge
- Convenient central location
- Unfurnished

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Spacious first floor retirement apartment situated in this popular development, within Clitheroe town centre, close to the shops and amenities.

This attractive apartment has a good-sized private ground floor hallway with return staircase leading to the apartment, a spacious lounge with dual aspect and outlooks towards Clitheroe Castle, a newly installed fitted kitchen, two bedrooms and a 3-piece bathroom with shower over the bath.

Candlemakers Court offers excellent communal facilities which include parking, large lounge with kitchen, laundry and guest suite. The house managers are on site five days a week with a range of activities arranged each day, there is also a 24 hour emergency call system installed.



LOCATION: To reach the property from our sales office travel down Castle Street, turn right onto Wellgate and right again onto Lowergate. From here turn left onto Candlemakers Court.

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

ENTRANCE HALLWAY: with storage space and staircase off to first floor.

FIRST FLOOR:

LANDING:

HALLWAY: with storage cupboard and separate airing cupboard and emergency call system.

LOUNGE: 5.1m x 3.2m (16'10" x 10'4"); with pleasant outlooks towards Clitheroe Castle, wall-mounted stainless steel electric fire.

KITCHEN: 3.2m x 1.9m (10'4" x 6'1"); With a newly installed cream Shaker style wall and base units with complementary laminate wood effect work surface, electric cooker point with stainless steel extractor over, plumbing for a washing machine, breakfast bar.

BEDROOM ONE: 3.1m x 3.0m (10'1" x 9'10").

BEDROOM TWO: 3.0m x 2.4m (9'10" x 7'10"); with built-in storage cupboard.

BATHROOM: With 3-piece suite comprising low suite w.c. with pedestal wash hand basin and chrome taps, panelled bath with electric shower over.





HEATING: Electric night storage heaters complemented by double glazed windows.

DEPOSIT: £750.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

NOTES: Candlemakers Court benefits from a host of communal facilities including lounge with kitchen, guest bedroom, laundry room with washing machines and tumble driers. The apartment is surrounded by communal lawned gardens. A warden is available on site five days a week.

COUNCIL TAX: Band B.

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.

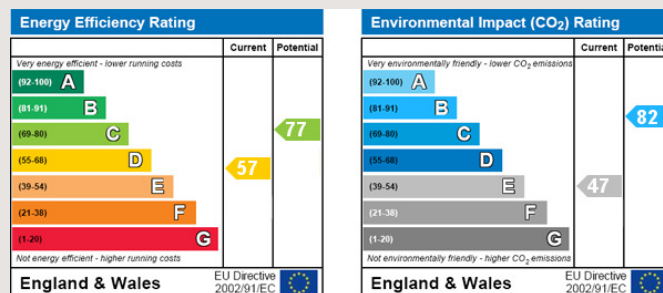
Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot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





CONFIDENCE GUARANTEE

FREE Property Appraisal
No Set Up Fees
Total Transparency
40+ Years' Experience
End Of Tenancy Management



31 Candlemakers Court, Clitheroe, BB7 1AH

**CALLING ALL
LANDORDS!**

LET us LET your property to the right tenant

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

2-4 Parson Lane, Clitheroe, BB7 2JN
 T: 01200 444477 E: lettings@honeywell.co.uk

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