

2 CHURCH COURT
CLITHEROE
BB7 2DG

£595 per month

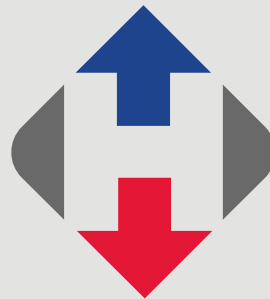


- Excellent first floor apartment
- Spacious lounge with lovely views
- Presented to very high standards
- Quiet, yet convenient location
- Double bedroom
- Quality fitted kitchen
- Luxury 4-piece bathroom
- Unfurnished

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Located in the centre of Clitheroe, tucked away in a quiet court-yard, this superb apartment is presented to exacting standards throughout and offers excellent convenience for the local shops and amenities.

The property comprises entrance hall, large lounge enjoying pleasant views towards Pendle Hill, quality fitted kitchen, luxury four-piece bathroom and double bedroom. Internal viewing is highly recommended.



LOCATION: From Clitheroe town centre proceed on foot to the library clock into Church Street. Church Court can be found on the right hand side, through the iron gates.

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

ENTRANCE HALL:

BATHROOM: Housing luxury 4-piece suite comprising low suite w.c., wall hung washbasin with drawers under, panelled bath and walk-in shower enclosure housing thermostatic shower.

BEDROOM: 3.9m x 3.3m (12'10" x 10'10").

LOUNGE: 5.5m x 3.6m (18'1" x 11'10"); pleasant views towards Pendle Hill, large built-in storage cupboard.

KITCHEN: 4.8m x 3.4m (15'9" x 11'2"); with range of fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four-ring ceramic hob with extractor over.





HEATING: Gas central heating.

DEPOSIT: £750.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

COUNCIL TAX: Band A.

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.





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2 Church Court, Clitheroe, BB7 2DG

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