

53 WELL COURT
CLITHEROE
BB7 2AD

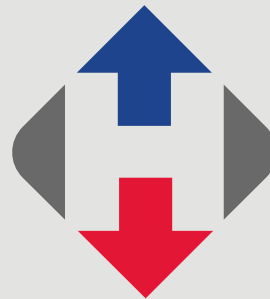
£625 per month



- Well-presented retirement apartment
- Two bedrooms with fitted wardrobes
- Sought-after town centre location
- Excellent communal facilities
- Spacious living room
- Attractive fitted kitchen
- 3-piece shower room
- Unfurnished

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A second floor retirement apartment situated in Clitheroe town centre, with excellent access to the many nearby amenities. The accommodation comprises a living room, modern fitted kitchen, two bedrooms, both with built-in wardrobes and three piece shower room with easy access shower and a comfort height low level w.c.



Externally, the property is situated in well maintained communal gardens. Well Court offers excellent communal facilities which include a lounge with kitchen, guest room available for a small charge, laundry, enclosed maintained garden and on-site house manager. Prospective tenants must be 60 years of age or older (60/55 for joint tenants).

LOCATION: From our sales office proceed down Castle Street and continue straight on into York Street. At the roundabout take the first exit and then immediately turn right into the Well Court complex.

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

ENTRANCE HALLWAY: Built-in storage cupboard.

LOUNGE: 4.2m x 3.4m (13'8" x 11'0"); pleasant outlooks over gardens.

KITCHEN: 2.2m x 2.1m (7'1" x 6'9"); range of attractive fitted wall and base units with complementary laminate working surfaces, electric oven, 4-ring ceramic hob with extractor filter canopy over.

BEDROOM ONE: 3.6m x 2.7m (11'8" x 8'9"); with built-in mirrored wardrobe.

BEDROOM TWO: 3.6m x 2.4m (11'8" x 7'9"); with built-in mirrored wardrobe.

SHOWER ROOM: With 3-piece suite comprising washbasin, low suite w.c. and walk-in shower enclosure housing electric shower.

ADDITIONAL INFORMATION: Well Court offers excellent communal facilities including spacious lounge with kitchen off, guest bedroom, laundry room with washing machines and tumble driers. The building is surrounded by communal lawned gardens with patio areas and outside seating.





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

DEPOSIT: £750.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS. Prospective tenants must be 60 years of age or older (60/55 for joint tenants).

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

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
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53 Well Court, Clitheroe, BB7 2AD

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