

6 EDWARD DRIVE
CLITHEROE
BB7 1FF

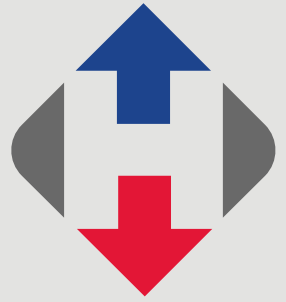
£750 per month



- Superb modern first floor apartment
- Open-plan living kitchen
- Close to town centre & amenities
- Presented to a high standard
- 2 bedrooms, 3-piece bathroom
- Sought after development
- Private parking and garage
- Unfurnished

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Situated on a popular modern development set within walking distance of Clitheroe town centre and its many local amenities this first floor luxury apartment is presented to a high standard throughout with a spacious bright open plan living kitchen area, two bedrooms and a three piece bathroom with shower.



The apartment benefits from a private garage and additional private parking space.

LOCATION: From our rentals office follow the road down the hill, over the roundabout and onto Bawdlands. Turn first left here onto Corporation Street and then at the T junction turn left again onto Eshton Terrace. Follow the road over the railway crossing and turn third right onto Woone Lane. Follow the road up and continue until reaching the Primrose Mill development site on the right hand side. Turn right onto Edward Drive and number 6 is on the right hand side.

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

ENTRANCE HALL: Staircase to first floor.

FIRST FLOOR:

LIVING KITCHEN: 5.4m x 3.4m with television and telephone points, a range of modern fitted base and wall storage units with complementary working surfaces, built-in fridge freezer and washing machine, 4-ring gas hob with extractor hood, built-in electric oven, one and a half bowl stainless steel sink unit, combination boiler.

BEDROOM ONE: 3.7m x 2.7m with built-in wardrobes, television point and telephone point.

BEDROOM TWO: 3.1m x 2.4m with built-in cupboard and telephone point.

BATHROOM: Housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with shower tap fitment over, part-tiled walls, heated stainless steel towel rail and extractor fan.





OUTSIDE: Parking for one car, integral garage with up-and-over door.

HEATING: Gas central heating.

DEPOSIT: £865.00

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers.

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

COUNCIL TAX: Band B £1,707.65

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 or cash.





CONFIDENCE GUARANTEE

FREE Property Appraisal
Full Reference Checks
Total Transparency
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End Of Tenancy Management



6 Edward Drive, Clitheroe, BB7 1FF

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