

FLAT 4, 1 STEPHEN MEWS
CLITHEROE
BB7 1EP

£725 per month

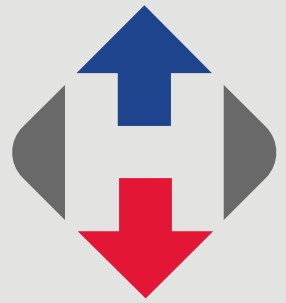


- Modern 1st floor apartment
- Open-plan lounge & kitchen
- Integrated kitchen with appliances
- Attractive outlooks over lodge
- 2 bedrooms, 1 en-suite
- Allocated parking
- 3-pce bathroom
- Unfurnished. Min 12-month tenancy.

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A well-presented modern first floor apartment situated on this new development with attractive outlooks across the lodge.

This up-to-date property has a lovely open plan living area and fully fitted kitchen, master bedroom with wardrobe and en-suite, second bedroom and three-piece bathroom. Benefits include entry phone system, a lift, allocated parking for one car, gas central heating, double glazing and integrated appliances including oven, hob, fridge freezer and washer/dryer. Viewing is recommended.



LOCATION: Travelling along Woone Lane from Clitheroe centre proceed straight to the far end and turn right into Edward Drive and immediately left into Stephen Mews. The parking space can be found on the left and a paved path leads to the communal entrance door.

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

COMMUNAL ENTRANCE HALLWAY: With staircase off to the second floor.

ENTRANCE HALL: With entry phone system and a cloak storage cupboard.

OPEN PLAN LOUNGE AND KITCHEN AREA: 6.0m x 3.8m narrowing to 2.9m (19'7" x 12'4" narrowing to 9'6"); with a lounge area with television point, three windows overlooking the lodge and fitted blinds. Kitchen area with fitted gloss wall and base units with complementary laminate work surface, one and a half bowl single drainer sink unit with mixer tap, integrated Zanussi electric fan oven, four-ring stainless steel gas hob with stainless steel extractor canopy over, integrated fridge freezer and washer/dryer.

BEDROOM ONE: 3.7m x 2.9m (12'3" x 9'6"); with fitted wardrobes and matching drawers.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising low suite w.c, pedestal wash handbasin with chrome mixer tap and corner shower enclosure with fitted electric shower, part-tiled walls, chrome heated ladder style towel rail, recess spotlighting and extractor.

BEDROOM TWO: 3.4m x 2.9m (11'2" x 9'6").

BATHROOM: Housing 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap and panelled bath with chrome mixer tap, chrome heated ladder style towel rail, recessed spotlighting and extractor.





OUTSIDE: The property has an allocated parking space for one car.

DEPOSIT: £836.00.

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band B £1,562.78 (April 2022).

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.

Pet tenancies will incur a 5% increase in rent.

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.





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