

37 BOWLAND COURT  
CLITHEROE  
BB7 1AS

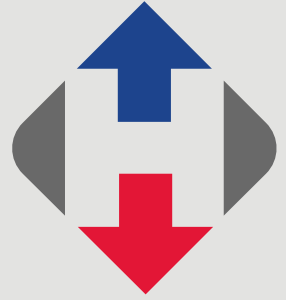
£159,950



- Spacious 3<sup>rd</sup> floor retirement apartment
- Modern fitted kitchen
- Private gardens, allocated parking space
- Electric heaters & PVC double glazing
- 2 bedrooms, 3-piece bathroom
- Spacious open plan living/dining area
- Sought-after town centre location
- 65 m2 (704 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

Situated on the top floor of this sought-after retirement development, this spacious apartment is larger than the majority of apartments in Bowland Court and enjoys a view from the rear overlooking Bowland Court gardens and the town centre.



The property comprises an entrance hallway with built-in storage, open plan living/dining area, a modern fitted kitchen, two bedrooms and a three-piece bathroom with shower.

The property enjoys all the usual services afforded to residents at Bowland Court and comes with an allocated parking space.

**LOCATION:** From our sales office in the town centre walk down Castle Street and turn right into King Lane. Bowland Court can be found on the right hand side.

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

**ENTRANCE HALLWAY:** With external door, intercom point, built-in storage cupboard with hot water cylinder, attic access point.

**LIVING ROOM:** 6.3m x 2.8m (20'5" x 9'3"); with electric fire in feature surround, television and telephone points, 3 wall light points, views over the private gardens. Open to:

**DINING AREA:** 2.2m x 2.2m (7'4" x 7'4"); with one wall light point. Open to:

**FITTED KITCHEN:** 2.1m x 2.1m (7' x 7'); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces, built-in double electric oven, 4-ring electric hob with stainless steel extractor over, one and a half bowl stainless steel sink unit, part-tiled walls, space for fridge freezer.

**BEDROOM ONE:** 4.2m max, 4.0m min x 3.1m (13'9" max, 13' min x 10'); with built-in wardrobe to one wall, television point.

**BEDROOM TWO:** 4.0m x 1.8m (13' x 5'9"); with fitted wardrobes to one wall.

**BATHROOM:** With a 3-piece suite comprising a low suite w.c., pedestal washbasin and panelled bath with electric shower over and vanity screen, part-tiled walls, low voltage lighting, plumbed and drained for automatic washing machine.







**OUTSIDE:** Bowland Court enjoys a private lawned garden area with flower beds and shrubs surrounding as well as a seating area to the front of the property.

Number 37 is allocated one car parking space.

**HEATING:** Moveable electric heaters complemented by double glazed windows in PVC frames.

**SERVICES:** Mains water, electricity and drainage are connected.

**ADDITIONAL INFORMATION:** Bowland Court offers excellent communal facilities including guest lounge and bedroom which is available for a small charge, laundry with washing machines and tumble drier which is maintained under the service charge, house manager and emergency call system.

There is a minimum age restriction of 55.

**SERVICE CHARGE:** As at December 2019 the service charge is approx £2,962.25 per annum, building's insurance £177 per annum and the ground rent is approx £135 per annum.

**COUNCIL TAX BAND C.**

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

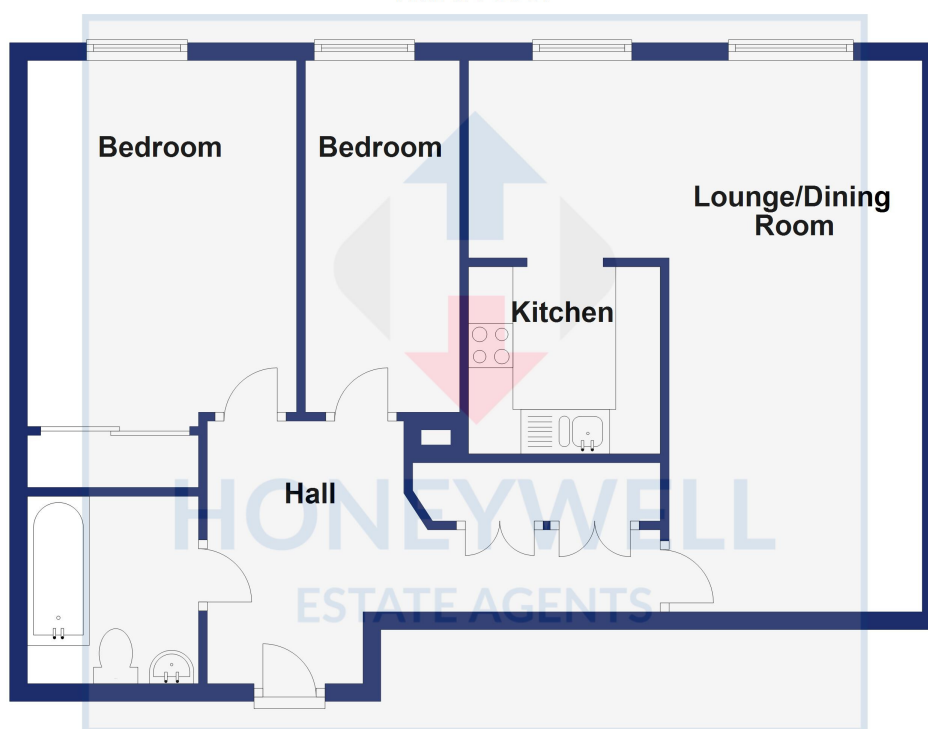
**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.**





### Third Floor



For identification purposes only - Not to scale  
Plan produced using PlanUp.

### 37 Bowland Court, Clitheroe

37 Bowland Court, Clitheroe, BB7 1AS  
MJ/SMR/251119

## Selling your house?

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

1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ  
T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

[honeywell.co.uk](http://honeywell.co.uk)

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.