

32 BOWLAND COURT
CLITHEROE
BB7 1AS

£159,950



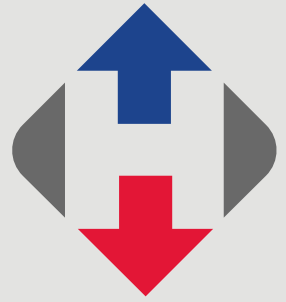
- Spacious 2nd floor retirement apartment
- Town centre location
- Modern fitted kitchen
- Host of communal facilities
- 2 bedrooms, 4-piece shower room
- Spacious living room
- Electric heating, uPVC DG
- 62 m2 (660 sq ft) approx.

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Situated right in the centre of the market town of Clitheroe, this spacious two bedroom second floor retirement apartment lies within easy walking distance of the town's many amenities.

The apartment has had both the shower room and the kitchen replaced, along with the installation of uPVC windows and is well presented throughout.

Bowland Court offers a host of communal facilities including a lounge, gardens, laundry and guest rooms.



LOCATION: From our sales office walk down Castle Street and turn right into King Lane. Bowland Court can be found part way down the road on the right hand side.

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

ENTRANCE HALLWAY: With built-in storage cupboards, intercom, display cabinet and separate built-in wardrobe.

LIVING ROOM: 7.5m max, 5.2m min x 3.2m (24'5" max, 17'1" min x 10'6"); with television and telephone points.

FITTED KITCHEN: 2.2m x 2.1m (7'3" x 7'); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces, range of built-in appliances including electric oven and microwave, dishwasher and fridge freezer. 4-ring ceramic electric hob with stainless steel extractor over with lighting, part-tiled walls, single drainer sink unit, tiled flooring.

BEDROOM ONE: 4.1m x 2.8m (13'5" x 9'4"); with built-in wardrobes to one wall, matching dressing table, telephone point.

BEDROOM TWO: 4.1m x 1.9m (13'5" x 6'2"); with built-in cupboards and shelving, fitted bed.

SHOWER ROOM: With 4-piece suite comprising corner shower enclosure with electric shower, bidet, washbasin and concealed low suite w.c. Low voltage lighting, fully tiled walls, heated towel rail.

ADDITIONAL SERVICES: Communal lounge area, guest bedroom (available for a small charge), laundry with washing machines and tumble driers maintained under the service charge, house manager, emergency call system, refuse room.





SERVICE CHARGE: A service charge is payable which covers all communal areas, building's insurance and window cleaning. This is approximately £198.56 per month. There is also a Redecoration Fund of £12.61 per month and Sinking Fund of £52.96 per month The ground rent is approx £110.00 per annum.

OUTSIDE: The property is surrounded by communal garden areas.

HEATING: A mixture of electric heaters and night storage heaters complemented by double glazed windows in uPVC frames.

SERVICES: Mains water, electricity and drainage are connected.

COUNCIL TAX BAND C.

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.





Second Floor



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

32 Bowland Court, Clitheroe

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MJ/SMR/080920

Selling your house?

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