

25 SPRING MEADOW
CLITHEROE
BB7 2BU

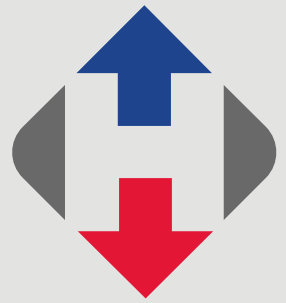
£795 per month



- Large duplex apartment
- 3 bedrooms, 1 with en-suite
- Newly fitted electric heaters
- Private allocated parking
- Spacious lounge & separate dining room
- Extremely convenient location
- Accommodation across 2 floors
- Unfurnished. Min 12-month tenancy.

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A large modern duplex apartment which offers a spacious easy to maintain property which is situated close to the centre of town within easy reach of the shops, amenities and train station. The apartment is located on the first and second floor has generous accommodation with three bedrooms and en-suite shower room and house bathroom. There is a large lounge with French door and Juliet balcony, a separate dining room and kitchen with a range of integrated appliances.



Externally, Spring Meadow has communal gardens and there is a private allocated parking space along with visitor's spaces.

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

COMMUNAL ENTRANCE: With entry phone system and staircase to first floor.

ENTRANCE: Solid entrance door into the apartment.

ENTRANCE HALLWAY: With entry phone system, staircase to first floor, storage cupboard with shelving and hanging and second storage cupboard housing hot water cylinder.

LOUNGE: 5.2m max x 3.9m (17'1" max x 12'8"); with PVC French doors opening to Juliet balcony.

DINING ROOM: 3.4m x 3.0m (11'2" x 9'11").

KITCHEN: 2.8m x 2.3m (9'2" x 7'6"); with a fitted Beech effect range of wall and base units with complementary dark laminate work surface, integrated Neff electric fan oven, 4-ring ceramic hob with stainless steel extractor canopy over, integrated fridge freezer and plumbing for a washing machine.

BEDROOM TWO: 3.3m x 3.4m (10'10" x 11'1"); with an extensive range of fitted wardrobes, drawers, cupboards and bedside cabinets.

BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with thermostatic shower over, heated ladder style towel rail, part-tiled walls and extractor fan.

SECOND FLOOR:

SPACIOUS LANDING: With Velux window and door to communal hallway.

BEDROOM ONE: 4.4m + the bay x 3.2m (14'5" + the bay x 10'5"); with dormer window, built-in range of fitted wardrobes.

EN-SUITE SHOWER ROOM: With three-piece white suite comprising low suite w.c., pedestal washbasin and shower enclosure with thermostatic shower, part-tiled walls, heated towel rail and extractor fan.





BEDROOM THREE: 3.2m x 1.8m (10'4" x 5'10"); with Velux window.

OUTSIDE: Spring Meadow is surrounded by communal gardens and this apartment has a private allocated parking space plus additional visitors parking.

HEATING: Newly installed high heat retention storage heaters.

DEPOSIT: £917.00.

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band D £2009.29 (April 2023).

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.

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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