

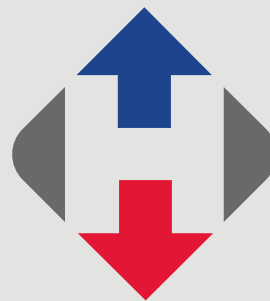
1 POST HOUSE APARTMENTS
46 KING STREET
CLITHEROE
BB7 2EU
£725 per month



- Stunning "upside-down" townhouse
- Contemporary kitchen
- Private parking space
- Prime town centre location
- Superb innovative design
- 2 bedrooms, luxury bathroom
- Spacious lounge
- Unfurnished. Min 12 months tenancy

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Situated in the heart of Clitheroe town centre, with discreet access at the rear of King Street, this stunning townhouse boasts exceptional accommodation which has high quality fixtures and fittings.



Imaginatively designed, this property offers a unique upside-down lay-out comprising entrance hall, two generous bedrooms and a three-piece bathroom on the ground floor. On the first floor, there is a fantastic, spacious lounge and a modern fitted kitchen.

LOCATION: From our Clitheroe sales office proceed along Castle Street and turn left at Barclays Bank into King Street. The apartment is situated on the right hand side, with access via the rear of King Street, opposite the Health Centre.

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

ENTRANCE HALL: Built-in cupboard, plumbing for washing machine, staircase to first floor.

BEDROOM ONE: 4.7m x 2.9m (15'6" x 9'6").

BEDROOM TWO: 3.5m x 3.0m (11'7" x 9'11").

BATHROOM: Housing three-piece luxury suite comprising low suite w.c., pedestal washbasin, tiled panelled bath with shower over.

FIRST FLOOR:

LOUNGE: 5.8m x 4.1m (19'2" x 13'7").

KITCHEN: 2.8m x 2.1m (9'4" x 7'); with range of contemporary fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four-ring ceramic hob and extractor over.

OUTSIDE: Private parking space.





HEATING: Electric central heating.

DEPOSIT: £836.00.

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

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

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.





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22 Montague Street, Clitheroe, BB7 2EB