

25 SPRING MEADOW
CLITHEROE
BB7 2BU

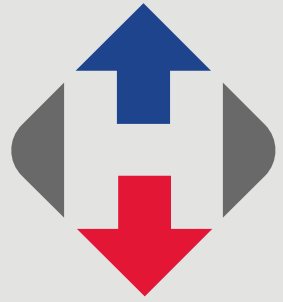
£199,950



- Large duplex apartment
- 3 bedrooms, 1 with en-suite
- Secure modern complex
- Private allocated parking
- Spacious lounge & separate dining room
- Extremely convenient location
- Accommodation across 2 floors
- 108 m2 (1,160 sq ft) approx.

honeywell.co.uk

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 1,160 sq ft 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. Viewing is essential.

LOCATION: From our sales office, continue along Castle Street continue straight on at the library into York Street. Turn left at the roundabout and right at the next roundabout into Pimlico Road. Spring Meadow is the second turning on the left and the apartment can be found in the left hand block.

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, return staircase off to first floor with spindles and balustrade, Velux window, cloak 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 television point, BT telephone point, PVC French doors opening to Juliet balcony.

DINING ROOM: 3.4m x 3.0m (11'2" x 9'11"); with coved cornicing.

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 and tiled splashback with under unit lighting, one bowl stainless steel sink unit with mixer tap, 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. with push button flush, pedestal washbasin with chrome mixer tap and panelled bath with chrome mixer tap and Mira 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, BT telephone point and television point.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin, shower enclosure with Hansgrohe 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 and BT telephone point.



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

ADDITIONAL INFORMATION: There is a monthly service charge of £115 which covers all shared communal areas, building structure, outside space, buildings insurance. The property is leasehold with an annual ground rent of £150.

HEATING: Electric panel heaters complemented by sealed unit double glazing in PVC frames throughout.

SERVICES: Mains water, electricity and drainage are connected.

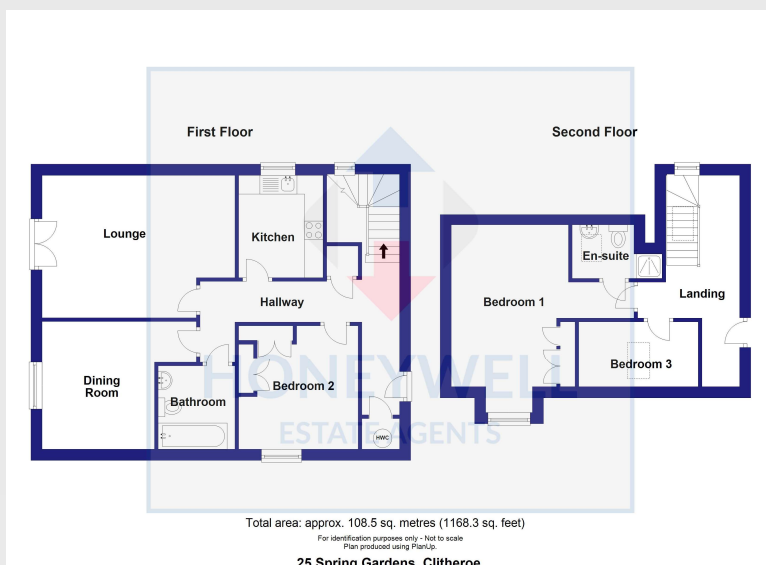
EPC: The energy efficiency rating for this property is D.

COUNCIL TAX BAND 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.





25 Spring Meadow, Clitheroe, BB7 2BU
CD/CJ/170523

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

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.