

7 POST HOUSE APARTMENTS
46 KING STREET
CLITHEROE
BB7 2EU



£875 per month

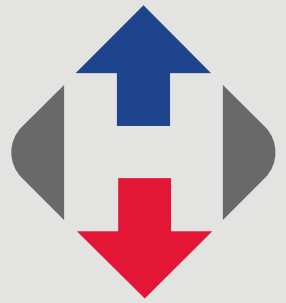


- Outstanding penthouse apartment
- Contemporary fitted kitchen
- Private parking space
- Prime town centre location
- 2 bedrooms, lounge
- Modern 3-piece bathroom
- Exceptional standard of accommodation
- Unfurnished. Minimum 12-month tenancy

This superb penthouse apartment offers exceptional standard accommodation and enjoys a prime location situated right in the heart of Clitheroe town centre, with discreet access at the rear of King Street.

The accommodation comprises spacious entrance hall, modern fitted kitchen, lounge, two bedrooms and contemporary three-piece bathroom with shower.

The apartment has one private parking space and use of a communal bike store.



LOCATION: From our Clitheroe sales office proceed along Castle Street and turn left at Wills Bar 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):-

SPACIOUS ENTRANCE HALL: Door entry system and built-in cupboard housing hot water tank.

KITCHEN: 3.7m x 1.8m (12'2" x 5'9"); with a range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four-ring ceramic hob and extractor over, plumbing for washing machine.

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

BEDROOM ONE: 4.2m x 3.0m (13'9" x 9'11"); built-in cupboard, under eaves storage area.

BEDROOM TWO: 3.3m x 2.9m (10'10" x 9'6"); lovely views of Clitheroe Castle.

LOUNGE: 4.5m x 2.8m (14'9" x 9'2").

OUTSIDE: Private parking space.





HEATING: Electric central heating.

DEPOSIT: £1,009.00.

RESTRICTIONS: No Pets. No Smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is D (56).

COUNCIL TAX: Band A, £1,531.40 (April 2025).

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.





CONFIDENCE GUARANTEE

FREE Property Appraisal
Full Reference Checks
Total Transparency
40+ Year's Experience
End Of Tenancy Management



**CALLING ALL
LANDORDS!**

LET us LET your property to the right tenant

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

28-30 Parson Lane, Clitheroe, BB7 2JP
T: 01200 444477 E: lettings@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell-lettings.co.uk

7 Post House Apartments, Clitheroe BB7 2EU

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 Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.