

1 CANDLEMAKERS
COURT
CLITHEROE
BB7 1AH

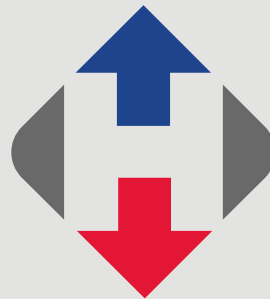
£109,000



- Ground floor retirement apartment
- Lounge with fireplace
- Modern fitted kitchen
- Double bedroom, shower room
- Extremely convenient location
- Excellent communal facilities
- UPVC double glazing
- 43 m2 (458 sq ft) approx.

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An attractive ground floor retirement apartment situated on this popular development which is right in the centre of Clitheroe within easy walking distance of all the amenities but yet in a quiet cul-de-sac location. In comparison to other retirement apartments, Candlemakers Court apartments have their own front door and are accessed without communal corridors which provides a more independent feel.



The apartment has a porch, lounge with fireplace, inner hallway with storage, modern fitted kitchen, double bedroom and 3-piece shower room. The complex benefits from parking which is available on a first come first served basis and a communal lounge with kitchen area. **Viewing is essential.**

LOCATION: From our office continue along Castle Street and turn right at the library into Wellgate, then right again into Lowergate. Candlemakers Court is the first turning on the left hand side.

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

ENTRANCE PORCH: With modern half-glazed PVC front door and glazed door leading to lounge.

LOUNGE: 4.2m x 3.3m (13'8" x 10'8"); with coved cornicing, television point, BT telephone point, feature fireplace housing an electric fire set on a marble hearth with an attractive wooden surround and understairs storage cupboard.

INNER HALLWAY: With airing cupboard housing hot water cylinder.

KITCHEN: 4.2m x 2.0m (13'9" x 6'6"); with a modern (installed March 2019) range of white gloss wall and base units with complementary

laminated work surface and tiled splashback, stainless steel Zanussi electric fan oven with Zanussi 4-ring ceramic hob and extractor over, one bowl stainless steel sink unit with mixer tap, space for a fridge-freezer and plumbing for a washing machine.

BEDROOM: 3.2m x 3.5m (10'7" x 11'4"); with television point.

SHOWER ROOM: With 3-piece suite comprising a low suite w.c., pedestal wash handbasin with chrome taps and walk-in shower with Triton electric shower and mermaid shower panels, shaver point and heated towel rail.





OUTSIDE: The apartments are surrounded by communal gardens. Parking is available to serve the development.

HEATING: Fitted Economy 7 storage heaters complemented by double glazed windows in UPVC frames.

SERVICES: Mains water, electricity and drainage are connected.

NOTE: Candlemakers Court benefits from a host of communal facilities including lounge with kitchen, guest bedroom and laundry room. The apartment is surrounded by communal lawned gardens. A warden is available on site five days a week.

There is a communal charge to cover maintenance of gardens, communal areas, warden service, emergency call system, building's insurance, window cleaning and external repairs. At the time of printing, we were informed this was approx £603 per quarter.

COUNCIL TAX BAND A.

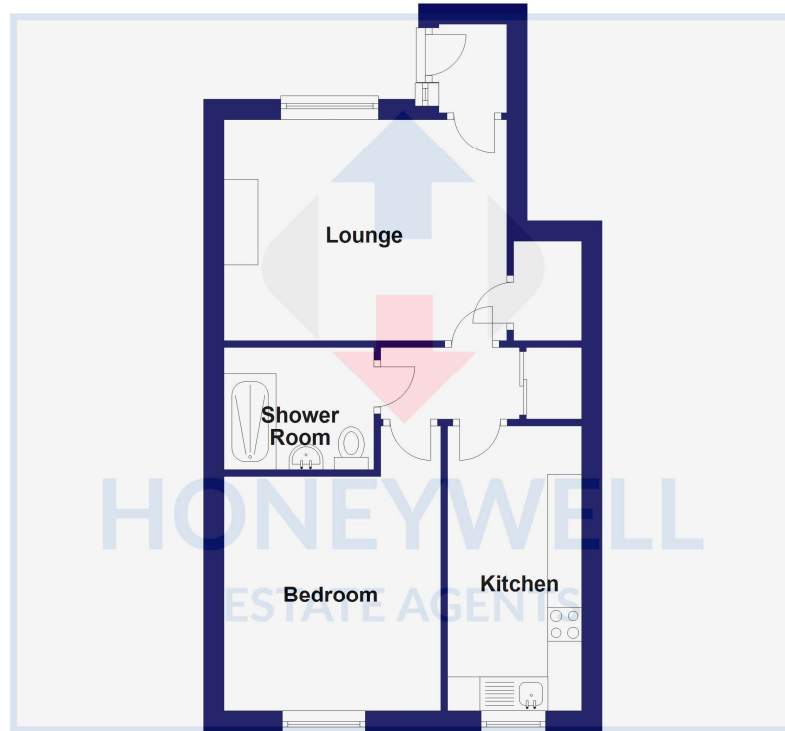
EPC: The energy efficiency rating of the property is C.

TENURE: Leasehold.

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.

Ground Floor



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

1 Candlemakers Court, Clitheroe

1 Candlemakers Court, Clitheroe, BB7 1AH
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