

4 CANDLEMAKERS COURT
CLITHEROE
BB7 1AH

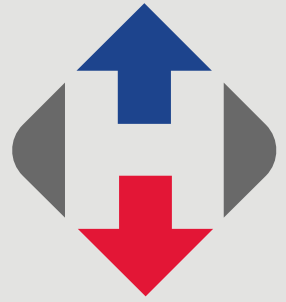
Offers around £99,950



- First floor retirement apartment
- Well-presented accommodation
- Living room & breakfast kitchen
- Double bedroom, shower room
- Facilities including gardens & laundry
- Situated in Clitheroe town centre
- UPVC double glazing
- 45 m² (488 sq ft) approx.

honeywell.co.uk

Situated on a small development of similar apartments in Clitheroe town centre, Candlemakers Court offers easy access to the town's ever growing number of amenities. The development benefits from a host of communal facilities including a laundry room, communal lounge with kitchen, guest suite and gardens.



The apartment comprises an entrance hallway, living room looking onto the centre of the development, modern fitted breakfast kitchen, double bedroom and 3-piece shower room.

Prospective purchasers must be 55 years of age or older.

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 HALLWAY: With composite external door, electric meters and staircase to the first floor with attic access point and intercom system.

LOUNGE: 4.3m x 3.2m (14'1" x 10'5"); with built-in storage cupboard, television point, telephone point, electric fire in a feature surround and fitted electric night storage heater.

KITCHEN: 4.2m max/3.5m min x 2.0m (13'10" max/11'5" min x 6'7"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, electric cooker point with extractor hood over, one-and-a-half bowl stainless steel sink unit, plumbed and drained for an automatic washing machine, space

for a fridge-freezer, low voltage lighting, part-tiled walls and fitted electric night storage heater.

BEDROOM: 3.5m x 3.2m (11'5" x 10'6"); with fitted electric night storage heater, separate wall-mounted electric heater and television point.

SHOWER ROOM: With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and walk-in shower cubicle with plumbed shower, low voltage lighting, extractor fan and heated stainless steel towel rail.





OUTSIDE: Candlemakers Court benefits from communal gardens with seating and patio areas. There is also private parking for the development.

HEATING: Electric 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 writing, the service charge is approx. £201 per month.

COUNCIL TAX BAND A.

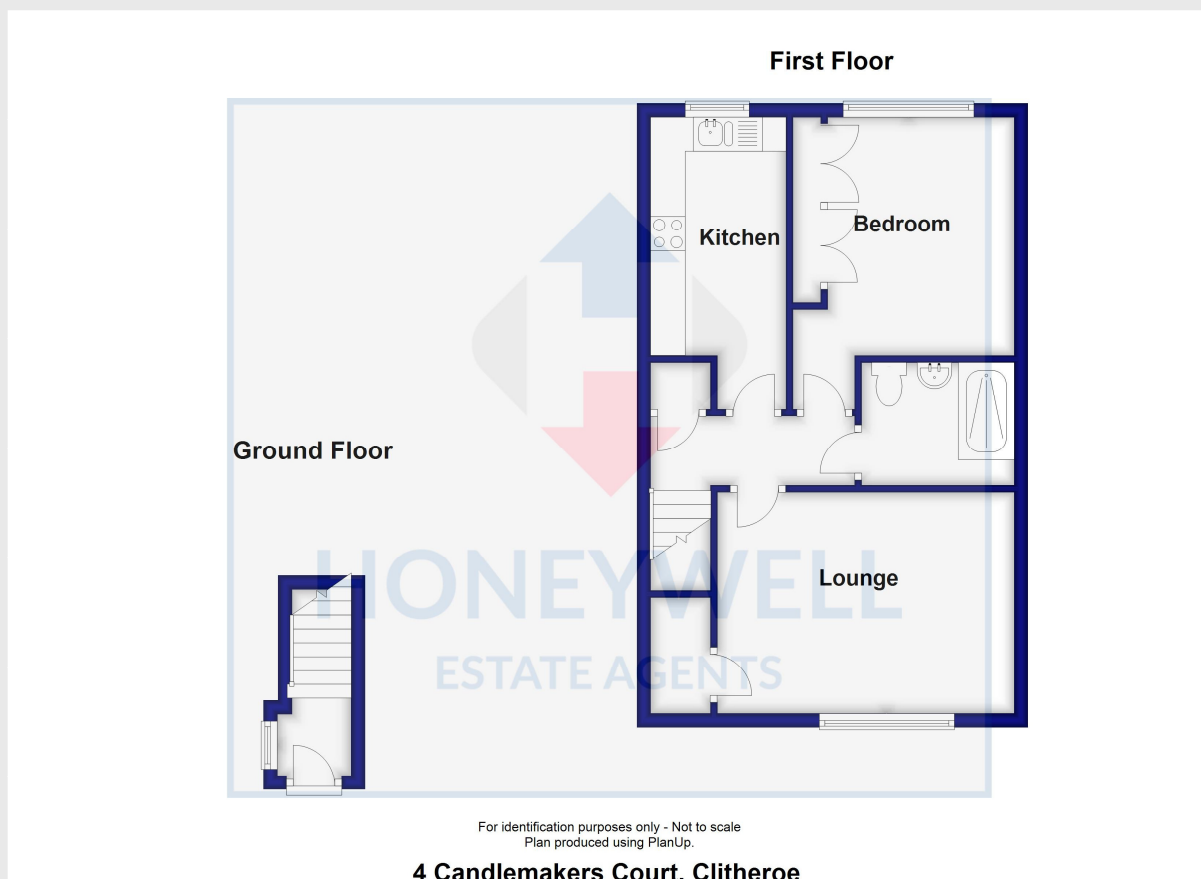
TENURE: Leasehold.

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

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.





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