

17 CANDLEMAKERS COURT  
CLITHEROE  
BB7 1AH

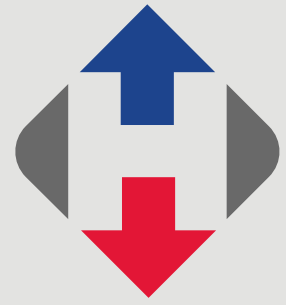
£109,950



- Ground floor retirement apartment
- Well-positioned on the development
- Pleasant outlooks to the front & rear
- Living room & fitted kitchen
- 3-piece bathroom with shower
- Convenient town centre location
- Electric heating, UPVC double glazing
- 46 m2 (490 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**Situated on a small development of similar retirement apartments in a quiet location, but also a stone's throw from the town centre and its many amenities, this ground floor retirement apartment enjoys a particularly enviable location on the edge of the development with attractive outlooks to the front and rear. Accommodation comprises an entrance hallway with built-in storage space, living room with a view out over the school fields, kitchen, double bedroom with fitted wardrobe and 3-piece bathroom with a shower.**



**The development enjoys its own private parking area along with communal grounds and gardens. Residents benefit from access to the communal facilities which include a lounge, kitchen, laundry area and guest bedroom.**

**Prospective purchasers must be 55 years of age or older.**

**LOCATION:** From our sales office travel down Castle Street and turn right onto Wellgate and right again onto Lowergate. From here take the first left turn onto Candlemakers Court and follow the road around to the right hand side.

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

**ENTRANCE HALL:** With UPVC external door, built-in storage cupboard, built-in wardrobe housing hot water cylinder, fitted electrical night storage heater and intercom.

**LOUNGE:** 4.1m x 3.4m (13'6" x 11'0"); with an electric fire in surround, television point, telephone point and open outlooks to the rear.

**KITCHEN:** 2.8m x 1.9m (9'2" x 6'1"); with a range of fitted base and matching wall storage units with complementary work surfaces, electric cooker point, plumbed and drained for an automatic washing machine, single drainer stainless steel sink unit, fully tiled walls and extractor fan.

**BEDROOM:** 3.5m x 3.2m (11'5" x 10'7"); with fitted wardrobes to one wall and fitted dressing table, television point and fitted electric night storage heater.

**BATHROOM:** With a 3-piece suite comprising a low level w.c., pedestal wash-hand basin and panelled bath with electric shower over, electric heated towel rail, fully tiled walls and extractor fan.





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

**HEATING:** Fitted electrical night storage heaters complemented by double glazed windows in UPVC frames throughout.

**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.

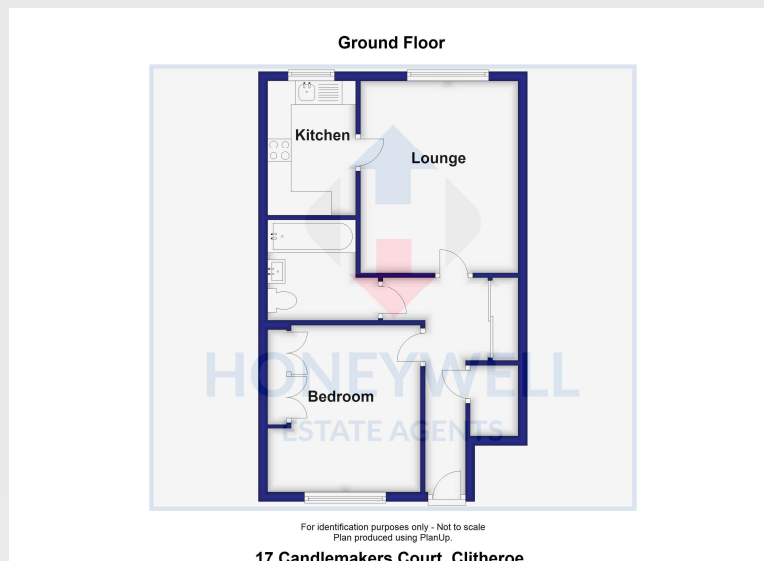
There is a communal charge to cover maintenance of gardens, communal areas, warden service, emergency call system, building's insurance, window cleaning and external repairs. At the time of writing, the service charge is approx. £201 per month.

**COUNCIL TAX BAND A.**

**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.





**17 Candlemakers Court, Clitheroe**

*17 Candlemakers Court, Clitheroe, BB7 1AH  
MJ/CJ/210122*

**Selling your house?**

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