

33 BOWLAND COURT
CLITHEROE
BB7 1AS

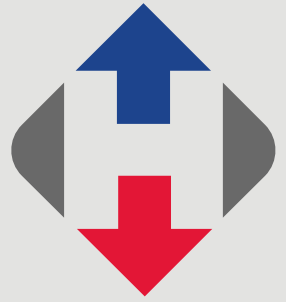
£129,950



- Second floor retirement apartment
- Well-presented throughout
- Views towards Pendle Hill
- Living room & fitted kitchen
- Double bedroom with wardrobes
- 3-piece shower room
- Electric heaters, UPVC double glazing
- 44 m2 (473 sq ft) approx.

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Situated right at the centre of Clitheroe with great access to the town's many amenities, this second floor retirement apartment is presented to a high standard throughout and enjoys a view over the town and towards Pendle Hill.



Accommodation comprises an entrance hallway with built-in storage, spacious living room open to the fitted kitchen, double bedroom with fitted wardrobes and overhead storage and a 3-piece shower room with electric shower.

Prospective purchasers must be 55 years of age or older.

LOCATION: From our sales office walk down Castle Street and turn right onto King Lane. Bowland Court can be found halfway down the Street on the right hand side.

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

ENTRANCE HALLWAY: With external door, built-in wardrobes housing a hot water cylinder and intercom system.

LIVING ROOM: 5.3 x 3.1m (17'5" x 10'1"); with electric fire in a feature surround, television and telephone points, 4 wall light points and enjoying a rooftop view over Clitheroe and the surrounding area. Open to kitchen.

KITCHEN: 2.1m x 2.1m (6'11" x 6'11"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring electric hob with extractor hood over, single drainer sink unit, space for a fridge-freezer, laminate wood-effect flooring, part-tiled walls and extractor fan.

BEDROOM: 4.2m x 2.7m (13'9" x 8'11"); with

fitted wardrobes to 1 wall and overhead storage and television point.

SHOWER ROOM: With 3-piece white suite comprising low level w.c., vanity wash-hand basin and shower enclosure with electric shower, fully tiled walls, heated towel rail and low voltage lighting.





OUTSIDE: The property is surrounded by communal garden areas.

ADDITIONAL SERVICES: Communal lounge area, guest bedroom (available for a small charge), laundry with washing machines and tumble driers maintained under the service charge, house manager, emergency call system, refuse room and lift.

SERVICE CHARGE: A service charge of £193.50 per month is payable which covers the communal areas, building's insurance and window cleaning. There is a Redecoration Fund of £10.97 per month and Sinking Fund of £46.06 per month. The ground rent is approx. £11.25 per month.

HEATING: Fitted electric night storage heaters complemented by double glazed windows in PVC frames throughout.

SERVICES: Mains water, electricity and drainage are connected.

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.

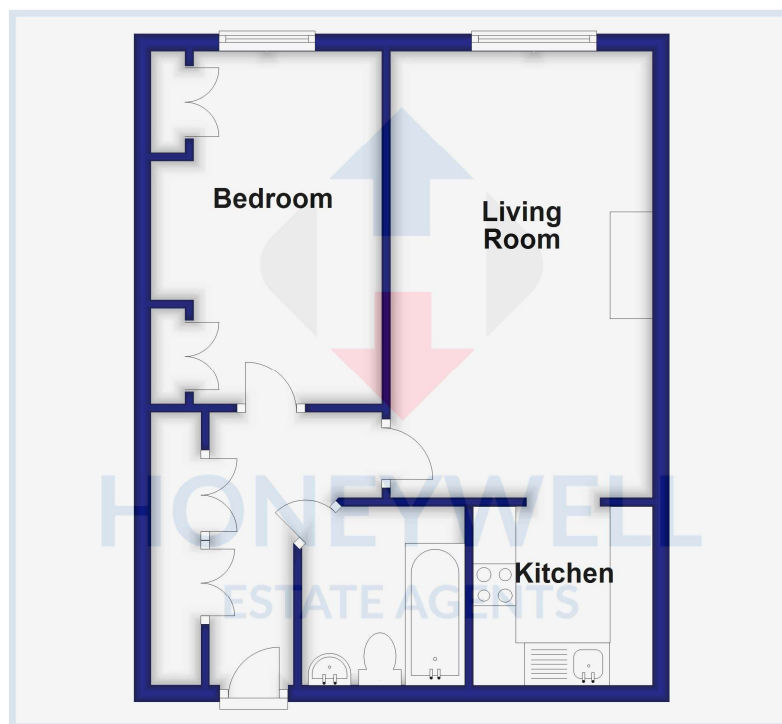
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We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





Ground Floor



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

33 Bowland Court, Clitheroe

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MJ/CJ/150222*

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