

4 POST HOUSE APARTMENTS  
46 KING STREET  
CLITHEROE  
BB7 2EU



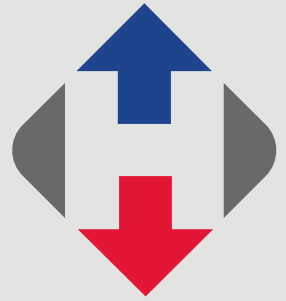
£675 per month



- Exceptional first floor apartment
- Modern kitchen, double bedroom
- Private parking space
- Prime town centre location
- Spacious lounge
- Three-piece bathroom with shower
- Present to the highest standards
- Unfurnished. Min 12-month tenancy.

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**Situated in the heart of Clitheroe town centre, with discreet access at the rear of King Street, this stunning first floor apartment offers exceptional accommodation.**



**This property offers entrance hallway, generous lounge open to modern fitted kitchen, luxury three-piece bathroom with shower and a double bedroom.**

**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 Barclays Bank 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):-

**ENTRANCE HALL:** Door entry system, built-in cupboard housing hot water tank.

**LOUNGE:** 4.1m x 3.1m (13'4" x 13'5"); open to:

**KITCHEN:** 4.4m x 1.8m (14'4" x 5'9"); with 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 luxury suite comprising low suite w.c., pedestal washbasin and panelled bath with thermostatic shower over.

**BEDROOM:** 4.5m x 2.5m (14'7" x 8'2").

**OUTSIDE:** Private parking space.





**HEATING:** Electric central heating.

**DEPOSIT:** £778.00.

**RESTRICTIONS:** No Pets and no Smokers.

**AVAILABLE:** Immediately.

**COUNCIL TAX:** Band A £1,339.53 (April 2023).

**EPC:** The energy efficiency rating for this property is D.

### **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.





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