

APARTMENT 3  
KINGS COURT  
NEW MARKET STREET  
CLITHEROE  
BB7 2JW

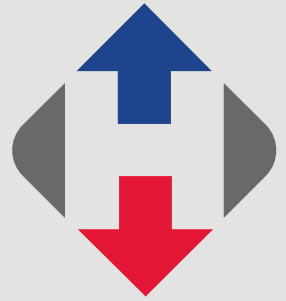
£775 per month (strictly no pets)



- Stunning 1<sup>st</sup> floor apartment
- Entrance hall with built-in storage
- Lounge open to modern fitted kitchen
- Enviable town centre location
- Exceptionally-spacious accommodation
- Two generous bedrooms
- Luxury 3-piece shower room
- Unfurnished. Min 12-month tenancy.

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**Situated in the heart of Clitheroe town centre, with discreet access away from the main street, this superb first floor apartment offers spacious accommodation which has been converted to high standards.**



**The property comprises entrance hall with built-in storage, large lounge which is open to a modern fitted kitchen with appliances, two double bedrooms and a contemporary 3-piece shower room. Strictly no pets.**

**LOCATION:** From our Lettings office proceed on foot through the market and the property can be found on the right hand side, close to the 'Secret Garden' café.

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

**ENTRANCE HALL:** With built-in storage cupboard.

**LOUNGE:** 5.9m x 3.6m (19'3" x 11'8"); open to:

**KITCHEN:** 4.3m x 2.3m (14'1" x 7'15"); with a range of modern fitted wall and base units with complementary laminate working surfaces, integrated fridge freezer, integrated electric oven, 4-ring ceramic hob with extractor hood over, plumbing for washing machine.

**BEDROOM ONE:** 5.2m x 3.3m (17'6" x 10'8").

**BEDROOM TWO:** 3.3m x 3.1m (10'8" x 10'1"); with Velux active roof window.

**SHOWER ROOM:** Housing luxury three-piece suite comprising low suite w.c, wall-hung washbasin and large walk-in shower enclosure housing twin head thermostatically controlled shower.

**OUTSIDE:** Bin storage area.

**DEPOSIT:** £894.00

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

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band A,







### **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.

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.





## CONFIDENCE GUARANTEE

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

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