

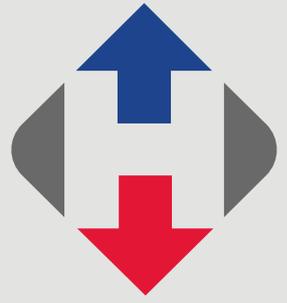
APARTMENT 2
KINGS COURT
NEW MARKET STREET
CLITHEROE
BB7 2JW
£700 per month



- Modern First floor apartment
- 1 double bedroom with wardrobe
- Communal decked patio
- Smart & modern throughout
- Open plan lounge and kitchen
- 3-piece shower room
- Convenient town centre location
- Unfurnished. Min 6-month tenancy.

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A lovely modern first floor apartment situated within the modern building right in the centre of town close to all the shops, bars, train station and amenities. The apartment has fantastic open plan living space with lounge area, dining area and grey shaker kitchen with integrated oven, hob and fridge freezer. Off the hallway is a useful utility cupboard housing the washing machine, there is a double bedroom with double wardrobe and modern 3-piece shower room with large walk-in shower. The apartment has an energy rating of B, has gas central heating and double glazing.



Externally next to the front door is a communal decked patio area with glass balustrade.

LOCATION: Travelling down the main street (Castle Street) in the town centre turn left just before Fat Face into King Street, turn first left into New Market Street and then left after the Café into Kings Court.

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

ENTRANCE HALLWAY: With Oak front door, spacious hallway with utility cupboard with plumbing for washing machine.

OPEN PLAN LIVING ROOM AND KITCHEN: 5.9m x 4.7m (19'4" x 15'5");

LIVING AREA: With two windows, space for dining table and chairs.

KITCHEN AREA: With a fitted range of modern grey shaker style wall and base units with complementary laminate wood effect work surface and splash back, integrated electric oven, 4-ring ceramic hob with extractor over and integrated fridge freezer.

BEDROOM: 4.0m x 3.5m (13' x 11'5"); with double wardrobe.

SHOWER ROOM: Housing three-piece white suite comprising low suite w.c, wall-hung washbasin, double walk-in shower with fixed glass panel with fitted thermostatic shower with fixed shower head and separate handheld shower head, chrome heated ladder style towel rail and loft access.





OUTSIDE: Communal decked area.

DEPOSIT: £807.00.

RESTRICTIONS: Strictly no pets and no Smokers.

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

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

AVAILABLE: Late November 2023.

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.





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