

24 SPRING MEADOW
CLITHEROE
BB7 2BU

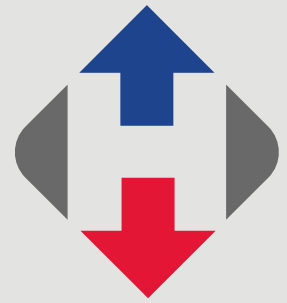
£1,050 per month



- Large duplex apartment
- Spacious lounge and separate dining room
- 4 bedrooms, 1 with en-suite
- Private allocated parking
- Accommodation across 2 floors
- Extremely convenient location
- Modern fitted kitchen
- Unfurnished. Min 12-month tenancy.

honeywell-lettings.co.uk

A large modern duplex apartment which offers a spacious easy to maintain property which is situated close to the centre of town within easy reach of the shops, amenities and train station. The apartment is located on the first and second floor has generous accommodation with four bedrooms and en-suite shower room and house bathroom. There is a large lounge with French door and Juliet balcony, a separate dining room and modern fitted kitchen.



Externally Spring Meadow has communal gardens and there is a private allocated parking space along with visitor's spaces.

LOCATION: From our sales office, continue along Castle Street continue straight on at the library into York Street. Turn left at the roundabout and right at the next roundabout into Pimlico Road. Spring Meadow is the second turning on the left and the apartment can be found in the left hand block.

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

COMMUNAL ENTRANCE: communal entrance with staircase to the first and second floor.

ENTRANCE HALLWAY: with staircase to upper floor, storage cupboard housing hot water cylinder.

LOUNGE: 5.9m x 3.5m (19'6" x 11'7") spacious lounge with PVC French doors opening to Juliet balcony.

DINING ROOM: 2.8m x 2.7m (9'2" x 9")

KITCHEN: 1.8m x 3.2m (5'9" x 10'7") with a range of wall and base cupboard, complimentary work surfaces, oven and 4 ring electric hob with extractor over, tiled splashback, integrated fridge/freezer, washing machine, sink and drainer unit.

BEDROOM TWO: 2.8m x 4.3m (9'2" x 14'3")

BEDROOM THREE: 2.8m x 4.3m (9'2" x 14'3")

BATHROOM: 3 piece suite comprising a panelled bath, low level WC, pedestal handwash basin and heated towel rail.

FIRST FLOOR:

SPACIOUS LANDING: with fire door out to second floor hallway.

BEDROOM ONE: 2.6m x 5.3m max (8'5" x 17'4" max) with 3 Velux windows and storage cupboard.

EN-SUITE SHOWER ROOM: 3 piece suite comprising a low level WC, pedestal handwash basin, corner shower enclosure with electric shower and partially tiled walls.





BEDROOM FOUR: 3.9m max x 2.5m (12'9" max x 8'4")

OUTSIDE: Spring Meadow is surrounded by communal gardens and this apartment has a private allocated parking space plus additional visitors parking.

DEPOSIT: £1,211.00.

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band D £2,195.55 (April 2024).

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

FREE Property Appraisal
Full Reference Checks
Total Transparency
40+ Year's Experience
End Of Tenancy Management



arla | propertymark

PROTECTED



The Property
Ombudsman

CALLING ALL
LANDORDS!

LET us LET your property to the right tenant

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

28-30 Parson Lane, Clitheroe, BB7 2JP
T: 01200 444477 E: lettings@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell-lettings.co.uk

25Spring Meadow, Clitheroe, BB7 2BU

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.