

27 CANDLEMAKERS COURT
CLITHEROE
BB7 1AH

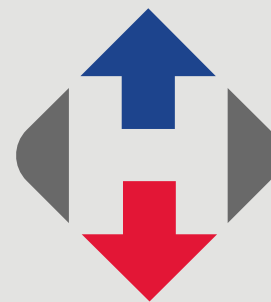
£129,950



- Ground floor retirement apartment
- Living room with patio doors
- Renovated kitchen & shower room
- Double bedroom with fitted wardrobes
- Town centre location
- Communal facilities, gardens, parking
- Electric heating, UPVC double glazing
- 45 m2 (483 sq ft) approx.

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Situated close to the centre of Clitheroe, a short walk from its many amenities, this ground floor retirement apartment has been fully renovated and offers immaculate accommodation. The apartment offers a modern fitted kitchen, 3-piece shower room, a bright living room with a southerly aspect and French doors onto the surrounding gardens, and a good-sized double bedroom with fitted wardrobes.



Candlemakers Court benefits from a range of communal facilities including a lounge, kitchen which offers a selection of home cooked meals during the week, laundry, guest room, communal gardens and a private car park.

Prospective purchasers must be 55 years of age or older.

LOCATION: From our town centre office walk down Castle Street, turn right onto King Lane and then right again onto Lowergate. Almost immediately go left onto Candlemakers Court and then follow the road around to the right hand side. Number 27 is on the right hand side of the development opposite the communal lounge entrance.

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

ENTRANCE: Through composite external door, understairs storage cupboard, built-in storage cupboard with hot water cylinder, wall-mounted electric heater and intercom point.

LOUNGE: 3.3m x 4.1m (10'11" x 13'5"); with an electric fire in a feature surround, television point, telephone point, wall-mounted electric heater and French doors onto communal gardens.

FITTED KITCHEN: 1.9m x 2.8m (6'1" x 9'0"); with a range of modern fitted base and matching wall storage cupboards with complementary work

surfaces, built-in fridge-freezer, built-in electric oven, 4-ring electric hob with extractor hood over, one-and-a-half bowl stainless steel sink unit, plumbed and drained for an automatic washing machine.

BEDROOM: 3.2m x 3.5m (10'7" x 11'5"); with fitted wardrobes to one wall and wall-mounted electric heater.

SHOWER ROOM: Modern 3-piece white suite comprising a vanity wash-hand basin, concealed low level w.c. and a corner shower enclosure with electric shower, built-in storage cupboards, wall-mounted vanity cupboard, majority tiled walls, heated stainless steel towel rail and extractor fan.





OUTSIDE: Candlemakers Court benefits from communal gardens and patio areas. There is also private parking for the development.

HEATING: Wall-mounted electric heaters complemented by double glazed windows in UPVC frames.

SERVICES: Mains water, electricity and drainage are connected.

ADDITIONAL INFORMATION: Candlemakers Court benefits from a host of communal facilities including a lounge with kitchen, guest bedroom and laundry room. The apartment is surrounded by communal lawned gardens. A warden is available on site five days a week.

There is a communal charge to cover maintenance of gardens, communal areas, warden service, emergency call system, building's insurance, window cleaning and external repairs. At the time of writing, the service charge is £244 per month.

TENURE: Leasehold with the remainder of a 99 year lease from December 2023.

COUNCIL TAX BAND A.



EPC: The energy efficiency rating of the property is D.

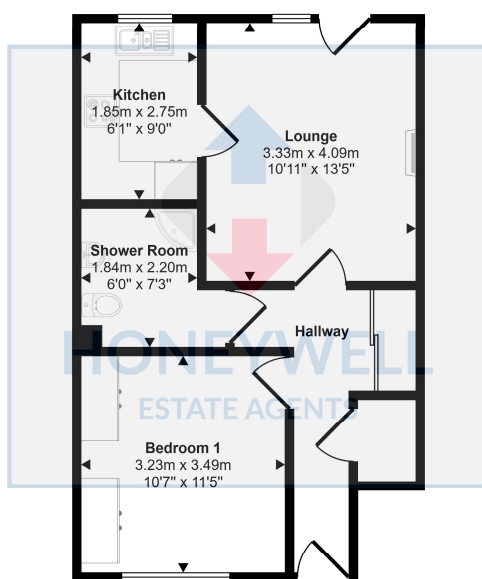
VIEWING: By appointment with our office.

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





Approx Gross Internal Area
45 sq m / 483 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

27 Candlemakers Court, Clitheroe, BB7 1AH
MJ/CJ/180225

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