

11A CANDLEMAKERS
COURT
CLITHEROE
BB7 1AH

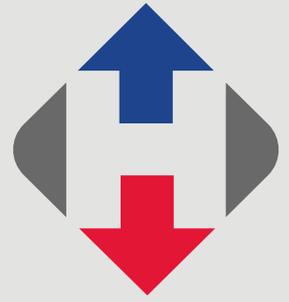
£130,000



- Ground floor retirement apartment
- Fully modernised throughout
- Attractive open aspects to the rear
- 1 double bedroom
- Fitted kitchen with appliances
- Modern 3-piece shower room
- Excellent communal facilities
- 48 m2 (518 sq ft) approx.

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A fantastic ground floor retirement apartment which has been fully modernised throughout and benefits from lovely outlooks to the rear across the school playing fields. Candlemakers Court is situated in the centre of town, close to all the amenities, while occupying a quiet private location with great communal facilities including a residents' lounge, laundry and house manager who organises a range of activities.



The apartment itself has been modernized throughout with an entrance hallway with storage cupboards, lounge with fireplace and view, modern kitchen with integrated appliances, master bedroom with fitted wardrobes and shower room with large walk-in shower. The apartment is offered for sale chain free, and viewing is recommended.

Prospective purchasers must be 55 years of age or older.

LOCATION: From our office continue along Castle Street, turn right into Wellgate and right again into Lowergate. After 200 yards turn first left into Candlemakers Court.

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

ENTRANCE HALL: Through half-glazed composite front door, understairs storage cupboard, cloaks cupboard with sliding doors with hanging space, shelving and modern instant hot water heater.

LOUNGE: 3.3m x 4.1m (10'11" x 13'5"); with PVC window with excellent outlooks across the school playing fields, feature fireplace housing electric fire with inset and wooden surround, television point.

KITCHEN: 1.9m x 2.8m (6'4" x 9'3"); with modern cream shaker style wall and base units with laminate work surface and tiled splashback, one-and-a-half bowl stainless steel sink unit with

mixer tap, integrated Bosch electric fan oven, 4-ring ceramic hob with extractor over, integrated fridge, plumbing for a washing machine and chrome heated ladder style towel rail.

BEDROOM ONE: 3.3m x 3.4m (10'9" x 11'1"); with a fitted range of modern wardrobes.

SHOWER ROOM: 3-piece suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage cupboards under, good-sized walk-in shower with fixed glass panel and Mira electric shower, splash panel walls, extractor fan, chrome heated ladder style towel rail and shaver point.





OUTSIDE: There is a forecourt garden area to the front which is gravelled with space for chairs and flowerpots. Candlemakers Court has surrounding communal lawned gardens which are maintained under the service charge.

HEATING: Economy 7 electric heaters complemented by double glazed windows in PVC 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 Scheme Manager is available on site five days a week. There is a communal charge to cover maintenance of gardens, communal areas, emergency call system, building's insurance, window cleaning and external repairs. At the time of writing, the service charge is £261 per month.

TENURE: Leasehold. The sellers have recently renewed the lease to a 99 year lease from November 2024.

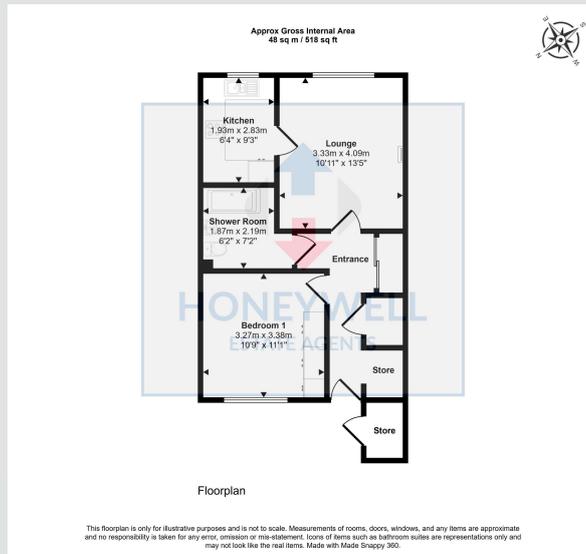
EPC: The energy efficiency rating of the property is C.

COUNCIL TAX BAND A.

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.





11a Candlemakers Court, Clitheroe, BB7 1AH
CD/CJ/100625

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

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