

25 WHITTLE CLOSE
CLITHEROE
BB7 1QT

£700 per month

Over 55s only



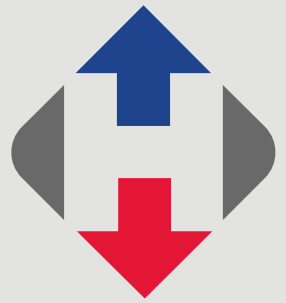
- Refurbished first floor apartment
- Lounge, fitted kitchen with appliances
- Quiet, cul-de-sac location
- Easy access to local amenities
- Two bedrooms
- Modern shower room
- Private parking, communal gardens
- Unfurnished. Over 55s only.

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Situated on a quiet cul-de-sac, at the rear of an exclusive development which is for over 55s, is this lovely first floor apartment which has been refurbished throughout offering clean, modern accommodation.

The property briefly comprises entrance hall with staircase, spacious lounge, contemporary fitted kitchen with appliances, two bedrooms and a modern shower room.

Outside, there are communal garden areas and private parking.



LOCATION: From our sales office travel down Castle Street, turn right into Wellgate and follow the road to the end. Turn right at the T-junction and left at the roundabout, then immediately left again into Taylor Street. Follow the road down over the speed bumps and turn left into Whittle Close. The property is located at the end of the cul-de-sac.

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

ENTRANCE HALL: Staircase to accommodation.

LOUNGE: 4.2m x 3.5m (13'9" x 11'6").

KITCHEN: 4.2m x 2.3m (13'9" x 7'7"); with a range of bright, modern fitted wall and base units with complementary laminate working surfaces, free-standing electric oven with 4-ring ceramic hob, fridge freezer and washing machine.

BEDROOM ONE: 4.2m x 2.8m (13'9" x 9'2").

BEDROOM TWO: 2.8m x 2.1m (9'2" x 6'11").

SHOWER ROOM: Housing 3-piece suite comprising low suite w.c., pedestal washbasin and shower enclosure with electric shower.

OUTSIDE: Private parking and use of communal garden areas.





HEATING: Gas central heating.

DEPOSIT: £807.00

RESTRICTIONS: No pets and no smokers.

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

COUNCIL TAX: Band A £1,463.70 (April 2025).

MINIMUM INITIAL FIXED TERM: 12 months.

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.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

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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