

20 CANDLEMAKERS COURT
CLITHEROE
BB7 1AH

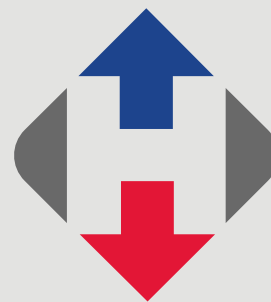
£124,950



- First floor retirement apartment
- Double bedroom, 3-piece bathroom
- Lovely outlooks across the school fields
- Modern economy 7 storage heaters
- Lounge with fireplace
- Excellent communal facilities
- Fitted kitchen with cooker
- 46m² (499sq ft) approx.

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Situated in a sought after and convenient location in a tucked away cul-de-sac of similar retirement apartments, Candlemakers Court is just a short walk away from the town centre and all the fantastic amenities it has to offer. The apartment enjoys an enviable position with attractive views across school playing fields to the rear and communal garden at the front.



The accommodation comprises an entrance porch with staircase to the first floor, landing area with plenty of built-in storage, living room and modern fitted kitchen. There is a double bedroom and three-piece bathroom with electric shower.

The property enjoys use of the many communal facilities, including the gardens and parking, communal lounge organised activities and guest room.

LOCATION: From Clitheroe centre continue along Castle Street, turn right into Wellgate and then right again into Lowergate. Turn first left into Candlemakers Court.

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

ENTRANCE: through glazed front door into hallway with staircase off to first floor.

FIRST FLOOR:

LANDING: with large walk-in storage cupboard with hanging rail and airing cupboard with hot-water cylinder.

LOUNGE: 3.4m x 4.2m (11'1" x 13'8"); with television point, fireplace with electric stove, attractive outlooks across the school playing fields.

KITCHEN: 1.8m x 2.7m (5'11" x 8'10"); with a fitted range of wood-effect laminate wall and

base units with complimentary laminate work surface and tiled splashback, one and a half bowl single drainer sink unit with mixer tap, electric cooker, space for fridge freezer, plumbing for a washing machine and attractive outlooks across the school playing fields.

DOUBLE BEDROOM: 3.3m x 3.5m (10'10" x 11'5"); with television point and attractive outlooks across the communal gardens.

BATHROOM: 1.9m x 2.2m (6'2" x 7'3"); with a three-piece suite comprising low suite W.C, pedestal wash handbasin with chrome taps, panelled bath with chrome taps, part-tiled walls and a Mira Sprint electric shower over, shaver point, heated towel rail, wall-mounted electric heater and extractor.





OUTSIDE: Candlemakers Court has attractive surrounding lawned communal garden areas, residents parking area.

HEATING: PVC sealed unit double-glazing with modern electric night storage heaters.

SERVICES: Mains water, electricity and drainage are connected.

COUNCIL TAX BAND A.

TENURE: Leasehold. The sellers have recently renewed the lease to a 99 year lease from 1985.

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

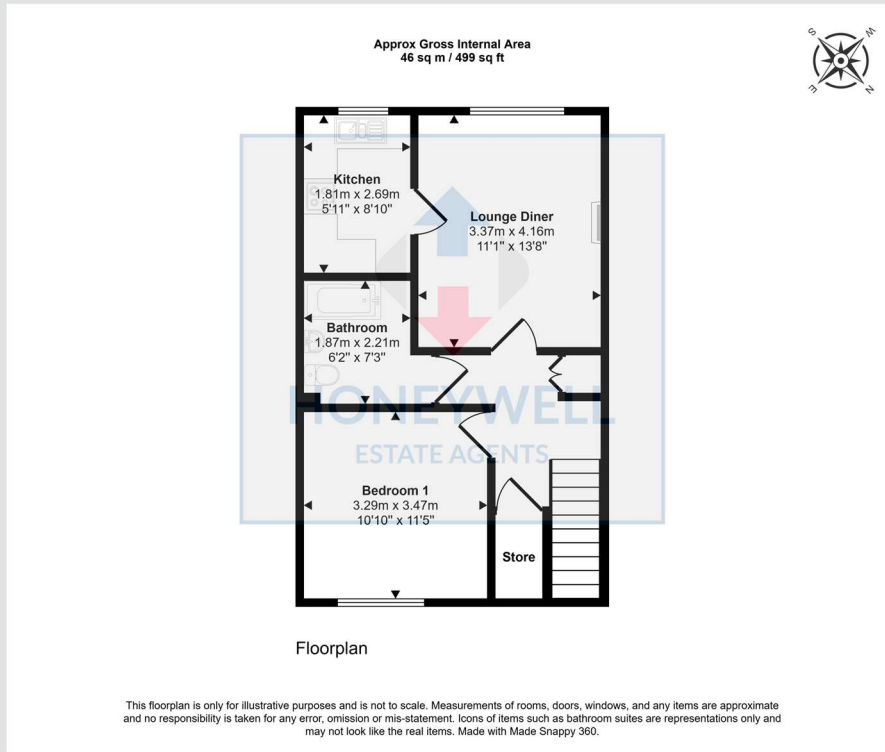
ADDITIONAL INFORMATION: Candlemakers Court benefits from a host of communal facilities including a lounge with kitchen, guest bedroom and laundry room. The apartment is surrounded by communal lawned gardens. A Scheme Manager is available on site five days a week. There is a communal charge to cover maintenance of gardens, communal areas, emergency call system, building's insurance, window cleaning and external repairs. At the time of writing, the service charge is to be confirmed.

VIEWING: By appointment with our office.

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27+VAT per person for this service.





20 Candlemakers Court, Clitheroe, BB7 1AH
CD/CE/260626

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