

9 BOWLAND COURT
CLITHEROE
BB7 1AS

£124,950



- Ground floor retirement apartment
- Double bedroom with fitted wardrobes
- Bright & spacious accommodation
- Modern fitted kitchen
- High quality 3-piece shower room
- Sought after town centre location
- Modern electric heaters, UPVC DG
- 43 m2 (461 sq ft) approx.

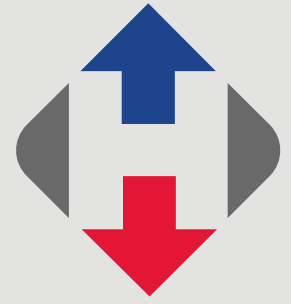
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Situated right at the heart of Clitheroe town centre, within a stone's throw of its amenities, this ground floor retirement apartment has been fully modernised with a recently installed kitchen and shower room and re-fitted electric heating.

Accommodation comprises an entrance hallway with built in storage, living room, fitted kitchen, double bedroom with fitted wardrobes and a fully tiled 3-piece shower room with a modern suite.

Bowland Court enjoys a host of communal facilities, including a lounge, kitchen, gardens, laundry and an onsite house manager.

Prospective purchasers must be 55 years of age or older.



LOCATION: From our sales office walk in the direction of Clitheroe library and turn right onto King Lane. Head down the hill and Bowland Court can be found halfway down on the right hand side.

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

ENTRANCE HALLWAY: With external door, intercom, built-in storage cupboard housing consumer unit and hot water system.

LOUNGE: 3.1m x 5.0m (10'1" x 16'6"); with electric fire in a feature surround, television and telephone points, 4 wall light points and open to:

KITCHEN: 2.1m x 2.1m (6'10" x 6'9"); with a range of modern base and matching wall storage cupboards with complementary work surfaces, single drainer sink unit, 2 ring electric hob with extractor hood over (to be repaired), built-in electric oven, built-in microwave oven, space for fridge-freezer and majority tiled walls.

BEDROOM: 2.7m x 4.0m (8'10" x 13'0"); with 2 fitted wardrobes, television point and 2 wall light points.

SHOWER ROOM: With a modern 3-piece suite in white comprising a walk-in shower enclosure with plumbed shower, concealed low level w.c. and vanity wash-hand basin, fully tiled walls, heated towel rail and low voltage lighting.





OUTSIDE: The property is surrounded by communal garden areas.

ADDITIONAL SERVICES: Communal lounge area, guest bedroom (available for a small charge), laundry with washing machines and tumble dryers maintained under the service charge, house manager, emergency call system, refuse room and lift.

HEATING: Recently upgraded electric central heating system complemented by double glazed windows in UPVC frames throughout.

SERVICES: Mains water, electricity and drainage are connected.

SERVICE CHARGE: A service charge of £223.12 per month is payable which covers the communal areas, buildings insurance and window cleaning. There is a Redecoration Fund of £10.97 per month and Sinking Fund of £50.45 per month.

TENURE: Leasehold with 93 years remaining and a ground rent of £135 per annum.

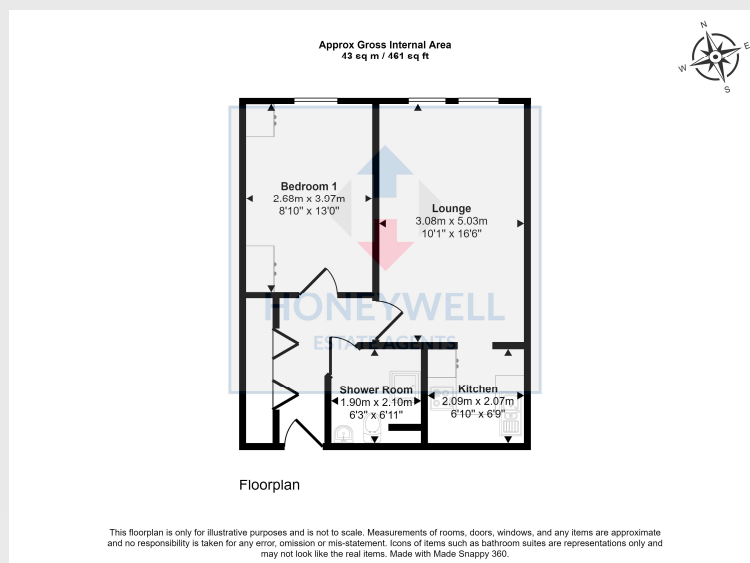
COUNCIL TAX BAND B.

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

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.





9 Bowland Court, Clitheroe, BB7 1AS
MJ/CJ/080324

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