

APARTMENT 1  
10-12 CASTLE STREET  
CLITHEROE  
BB7 2BX

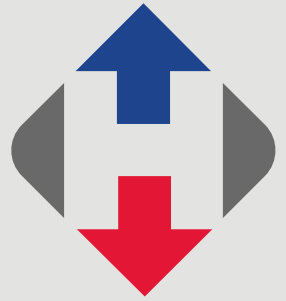
£775 per month



- Exceptional duplex apartment
- Two bedrooms
- Envious town centre location
- Modern electric heating
- Spacious lounge
- Stunning dining kitchen with appliances
- Luxury bathroom with shower
- Unfurnished. Min 12-month tenancy.

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**Situated in the heart of Clitheroe town centre, with secure gated access, this excellent duplex apartment offers spacious accommodation which has been presented to the highest standards. The property comprises entrance hall, large lounge which is open to a contemporary dining kitchen with appliances, two generous bedrooms and a luxury bathroom suite with shower.**



**Outside, there is gated access onto Castle Street and rear access via Saddlers Mews courtyard.**

**LOCATION:** From our lettings office on Parson lane, proceed on foot up Parson Lane and turn left at the top and the gates to the apartments can be found on the right hand side just before the East Lancashire Hospice Kids shop.

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

**ENTRANCE HALL:** With staircase to the upper floor.

**LOUNGE:** 4.1m x 3.5m (13'4" x 11'4"); with understairs storage cupboard, sash window overlooking Castle Street and open to:

**DINING KITCHEN:** 5.0m x 3.3m (16'4" x 10'8"); with a range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring electric hob with extractor over, fridge freezer, plumbing for washing machine, breakfast bar area and sash window overlooking Castle Street.

**SECOND FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.1m + recess x 3.5m (13'4" + recess x 11'4"); with built-in cupboard housing hot cylinder.

**BEDROOM TWO:** 3.3m x 2.9m (10'8" x 9'5").

**BATHROOM:** Housing three-piece contemporary suite comprising w.c with concealed cistern, wall-hung wash basin, panelled bath with twin head thermostatic shower over.







**OUTSIDE:** Secure gated access on to Castle Street, rear access via Saddlers Mews Courtyard to Lowergate carpark.

**DEPOSIT:** £894.00

**RESTRICTIONS:** No pets and no Smokers.

**AVAILABLE:** Immediately.

**EPC:** The energy efficiency rating for this property is C.

**COUNCIL TAX:** Band A £1,463.70 (April 2024)

### 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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