

APARTMENT 2
10-12 CASTLE STREET
CLITHEROE
BB7 2BX

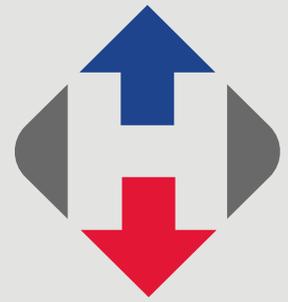
£795 per month



- Stunning duplex apartment
- Two bedrooms
- Sought-after town centre location
- Communal garden area
- Lounge with built-in storage
- Modern fitted kitchen with appliances
- Contemporary bathroom with shower
- Unfurnished. Min 12-month tenancy.

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A stunning duplex apartment offering excellent convenience for the town centre, which has been presented to the highest standards. The property comprises entrance hall with staircase to the upper floor, large lounge with views towards Pendle Hill, fitted kitchen with appliances, two bedrooms and three-piece contemporary bathroom with shower.



Outside, there is gated access onto Castle Street and rear access via Saddlers Mews courtyard and the property also enjoys a communal garden space.

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

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

ENTRANCE HALL: With staircase to the upper floor.

LOUNGE: 4.2m x 3.7m (13'7" x 12'1"); with two windows with views towards Pendle Hill, two good-sized built-in storage cupboards, door with staircase leading down to:

KITCHEN: 3.9m x 2.1m (12' x 6'8"); with a range of contemporary 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,

SECOND FLOOR:

LANDING: With built-in storage cupboard.

BEDROOM ONE: 4.8m x 2.7m (15'7" x 8'8"); with lovely views towards Pendle Hill.

BEDROOM TWO: 2.7m x 1.8m (8'5" x 5'9").

BATHROOM: Housing three-piece modern suite comprising w.c with concealed cistern, vanity washbasin with cupboards under, 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. Use of communal garden area shared with Apartment 1.

DEPOSIT: £917.00

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band A: £1,531.40. (April 2025).

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.





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