

APARTMENT 3
22-24 CASTLE STREET
CLITHEROE
BB7 2BX



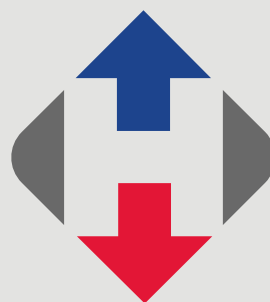
£1,150 per month



- Stunning first floor duplex apartment
- Open-plan kitchen living room
- 2/3 bedrooms
- 4-piece bathroom with shower
- Fabulous roof top terrace
- Envious town centre location
- Flexible accommodation
- Unfurnished. Min 12-month tenancy.

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A stunning collection of three unique and individually designed properties, enjoying a fantastic central location on Clitheroe's main high street. The apartments offer modern, spacious accommodation and have been finished to the highest standards, making them an ideal choice for today's hardworking professional.



There is a welcoming communal entrance, accessed via a key fob entry system, and a staircase leading to each apartment. This is a spacious property offering a touch of class and luxury, and comprises hallway with staircase to the top floor, third bedroom/snug with access to roof terrace, two bedrooms, four-piece bathroom, spacious open landing which is ideal for a home office, and an impressive kitchen living space.

Outside, there is a roof top terrace with views towards Pendle Hill.

LOCATION: The property is located on Castle Street, next to the Edinburgh Woollen Mill.

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

ENTRANCE HALL: With feature exposed stone staircase to second floor.

BEDROOM THREE/SNUG: 3.4m x 2.4m (11'0" x 8'0") with single door to roof terrace.

SECOND FLOOR:

LANDING:

OPEN OFFICE/SNUG AREA: 3.2m x 1.8m opening to 4.3m (10'6" x 6'0" opening to 14'0"); built-in eaves storage cupboard.

BATHROOM: Housing luxury 4-piece suite comprising low suite w.c., pedestal washbasin, corner shower enclosure housing twin head thermostatic shower and tiled-panelled bath, wall-mounted ladder-style radiator, tiled walls and tiled floor.

KITCHEN LIVING SPACE: 8.9m x 5.8m (29'0" x 19'0" overall dimensions); with a range of modern fitted wall and base units with complementary working surfaces, central island with breakfast bar, integrated electric oven, 4-ring electric hob with extractor over, plumbing for washing machine, range of Velux roof windows flooding the room with light.

BEDROOM ONE: 4.6m x 2.1m widening to 3.1m (15'0" x 7'0" widening to 10'0") with 4 Velux roof windows and eaves storage.

BEDROOM TWO: 3.7m x 3.4m (12'0" x 11'0") with 4 Velux roof windows offering superb views.





OUTSIDE: Excellent roof terrace with glass balustrade, modern decking and slat fencing, outside light, wall-mounted heater and outdoor socket.

HEATING: Electric heating.

DEPOSIT: £1,326.00.

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

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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Apt 3 , 22-24 Castle Street, Clitheroe, BB7 2BX

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