

APARTMENT 1  
22-24 CASTLE STREET  
CLITHEROE  
BB7 2BX



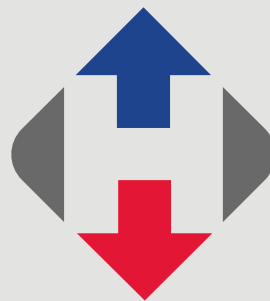
£795 per month



- Fabulous first floor apartment
- Open-plan kitchen living room
- Double bedroom
- 3-piece shower room
- Stunning roof top terrace
- Envious town centre location
- Finished to the highest standard
- 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 which 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. The property comprises hallway, open-plan kitchen living room with bi-fold doors to the roof terrace, three-piece shower room and double bedroom.**

**Outside, there is a stunning 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:**

**OPEN-PLAN KITCHEN LIVING ROOM:** 5.5m x 4.0m (18'1" x 13'0"); with a range of modern fitted wall and base units with complementary working surfaces, integrated electric oven, 4-ring electric hob with extractor over and bi-fold doors leading to roof terrace.

**BEDROOM:** 4.3m x 2.4m (14'0" x 8'0") with roof-top views towards Pendle Hill.

**SHOWER ROOM:** Contemporary 3-piece suite comprising low suite w.c., pedestal washbasin and walk-in shower enclosure housing twin head thermostatic shower and wall-mounted ladder-style radiator.

**BUILT-IN CUPBOARD:** Housing hot water tank and plumbing for washing machine.

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





**HEATING:** Electric heating.

**DEPOSIT:** £917.00.

**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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