

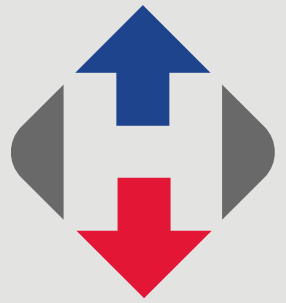
APARTMENT 4
THE EMPORIUM
CLITHEROE
BB7 1DS
£615 per month



- Modern second floor apartment
- Open plan lounge, fitted kitchen
- Galleried double bedroom
- Superb town centre location
- Imaginatively designed
- Presented to excellent standards
- Contemporary bathroom
- Unfurnished. Min 12-month tenancy.

A lovely second floor apartment situated in a prime location offering excellent convenience for the local shops and amenities.

Uniquely designed, the property is presented to excellent standards throughout and offers open plan, contemporary accommodation ideal for a single person or couple with lounge, modern fitted kitchen, galleried double bedroom and fitted bathroom with shower.



LOCATION: From our sales office, proceed on foot down Moor Lane and the apartments can be found at the bottom of the hill on the left hand side.

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

COMMUNAL ENTRANCE: Lift and staircase.

ENTRANCE HALL: Staircase to bedroom.

KITCHEN AREA: 2.0m x 2.3m (6'5" x 7'7"); with a range of modern fitted wall and base units, built-in electric oven and 4-ring gas hob with extractor over. Plumbing for washing machine. Open to:

LOUNGE: 3.7m x 4.0m (12' x 13'2").

BEDROOM: 2.8m x 3.4m (9'2" x 11'3"); spindled balustrade overlooking lounge.

BATHROOM: Housing 3-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with power shower over.





DEPOSIT: £709.00.

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Early January, 2026.

EPC: The energy efficiency rating for this property is C (72).

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.

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

- FREE Property Appraisal
- Full Reference Checks
- Total Transparency
- 40+ Year's Experience
- End Of Tenancy Management

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Apt 4, The Emporium, Clitheroe, BB7 1DS