

9 THE CLOISTERS
WHALLEY
BB7 9UE

£700 per month



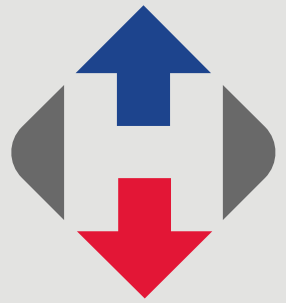
- Attractive ground floor apartment
- Lounge & fitted kitchen
- 2 bedrooms, 3-piece bathroom
- Private parking for 1 car
- Outlooks towards Whalley Nab
- Prime village location
- Use of communal gardens
- Unfurnished. Min. 12-month tenancy

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An attractive ground floor apartment situated in a cul-de-sac within easy walking distance of Whalley village centre and all the amenities it has to offer.

The apartment has an entrance porch, lounge with outlooks toward Whalley Nab, fitted kitchen with integrated oven and hob, two bedrooms and 3-piece bathroom with shower over the bath. The property is double glazed and has gas central heating.

Whalley is a fantastic village with a wealth of amenities which include shops, bars, restaurants, health centre, primary school, churches, library and a train station with direct link to Manchester.



LOCATION: From Whalley centre turn left at the mini roundabout into Accrington Road and take the second left turn into Sydney Avenue, then turn immediately right into The Cloisters.

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

ENTRANCE PORCHWAY: With PVC front door and window to side with attractive outlooks towards Whalley Nab.

LOUNGE: 4.5m x 3.2m (14'10" x 10'6"); with electric fire and wooden surround, shelving set into each alcove and outlooks towards Whalley Nab.

KITCHEN: 2.8m x 2.3m (9'1" x 7'6"); with a fitted range of cream wall and base units with complementary laminate work surface and tiled splashback, one bowl stainless steel sink unit with mixer tap, integrated electric fan oven, 4-ring ceramic hob with extractor over, fridge, washing machine and wall-mounted Baxi central heating boiler.

INNER HALLWAY: With 2 large storage cupboards, 1 with coat hooks and shelving and 1 with shelving.

BEDROOM ONE: 3.0m x 2.8m (9'9" x 9'1").

BEDROOM TWO: 2.7m x 2.0m (9'0" x 6'5").

BATHROOM: 3-piece white suite comprising a low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, panelled bath with chrome shower-tap fitment and glass shower screen and mermaid shower panelled walls.

OUTSIDE: There is a private allocated parking space for 1 car and communal lawned gardens to the front and side.





HEATING: Gas central heating complemented by PVC sealed unit double glazing.

DEPOSIT: £807.00.

RESTRICTIONS: No Pets, no Smokers.

AVAILABLE: Immediately. Minimum 12-month tenancy.

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

COUNCIL TAX: Band B (£1,800.87, 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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