



One of the finest developments to come to the market in the Ribble Valley, Athertons Property & Land in partnership with the Lettings Cloud are proud to bring to market The Picture House, George Street, Whalley. This spectacular building, dating back to the late 1800's and originally used as a theatre for Whalley Village has undergone drastic renovation creating 7 luxurious duplex townhouse's and apartments. The apartments have been finished to the highest of standards with breathtaking views of the surrounding village and countryside with a range of sizes and styles.

To register your interest please contact our letting's team.

LettingsCloud

athertons
property & land tel. 01254 828810

www.athertons-uk.com

The Picture House, George Street, Whalley, Ribble Valley
Prices from £1750 pcm



Flat A - £1950 pcm - 2 bedroom duplex apartment

First floor – 49m² - Second floor – 64m² - Total – 113m² - 1216 sq ft

Flat B -

2 duplex apartment + private balcony

First floor – 65m² Second floor – 68m² Total – 133m² - 1431 sq ft

Flat C - £1750 pcm

2 bedroom duplex apartment

First floor – 51m² Second floor – 57m² Total – 108m² - 1162 m²

Flat D - £2500 pcm

4 bedroom duplex apartment

First floor – 83m² Second floor – 83m² - Total – 166m² - 1786 sq ft

Flat E - £2500 pcm

4 bedroom duplex apartment

First floor – 80m² - Second floor – 80m² - Total – 160m² - 1722 sq ft

Flat F - £2250 pcm

3 bedroom penthouse apartment

Total - 109m² - 1173 sq ft

Flat G - £1750 pcm

2 bedroom penthouse apartment

Total - 82m² - 882 sq ft

Services

Electric radiator heating, mains drains, mains water, main electricity.

Tenure

We understand from the owners to be Leasehold.

Council Tax

Varies

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)

LIVING AREA

- Open-plan living area.
- Recessed LED downlights.
- Full height windows with stunning views.
- Telephone and TV point (Satellite and broadband enabled subject to purchase subscription).

KITCHEN

- Fully fitted, Shaker Style base and wall mounted units
- Granite & Quartz Worktops
- Finished splashbacks.
- Belfast sinks with chrome finish mixer tap.
- Concealed LED lights below wall mounted units.
- Range of Integrated Neff appliances or Falcon Rangemaster cookers
- Recessed LED spotlights

BEDROOMS

- Recessed LED spotlights
- TV point.
- Built-in wardrobes to bedrooms.
- Mirrored bathroom cabinet with concealed LED strip lighting above sink.

FLOORING & DOORS

- Ceramic tiled flooring to bathrooms.
- Wool carpets (100%) to bedrooms.
- Engineered Timber, living areas and kitchen.
- Solid core internal doors with stainless steel ironmongery.

BATHROOMS

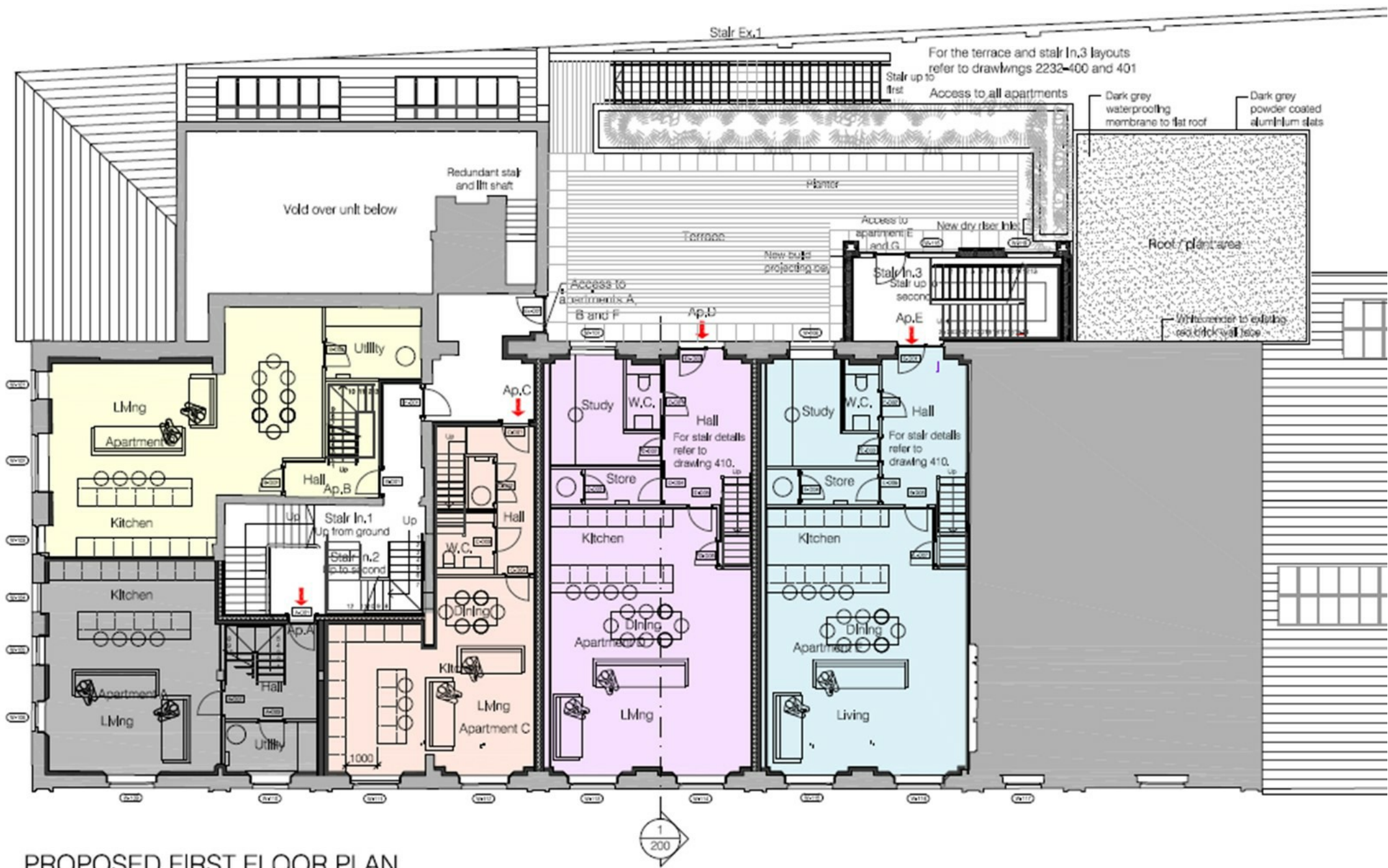
- Contemporary white steel roll top enamel baths & fitted corner mains rain-fall showers
- White ceramic floor mounted back to wall WC with concealed cistern.
- White ceramic wash hand basin with chrome finished mixer tap.
- Heated Towel Rail.
- Fully tiled floor and partially tiled walls.
- Under floor electric heating
- Recessed LED spot lighting.

UTILITY ROOMS

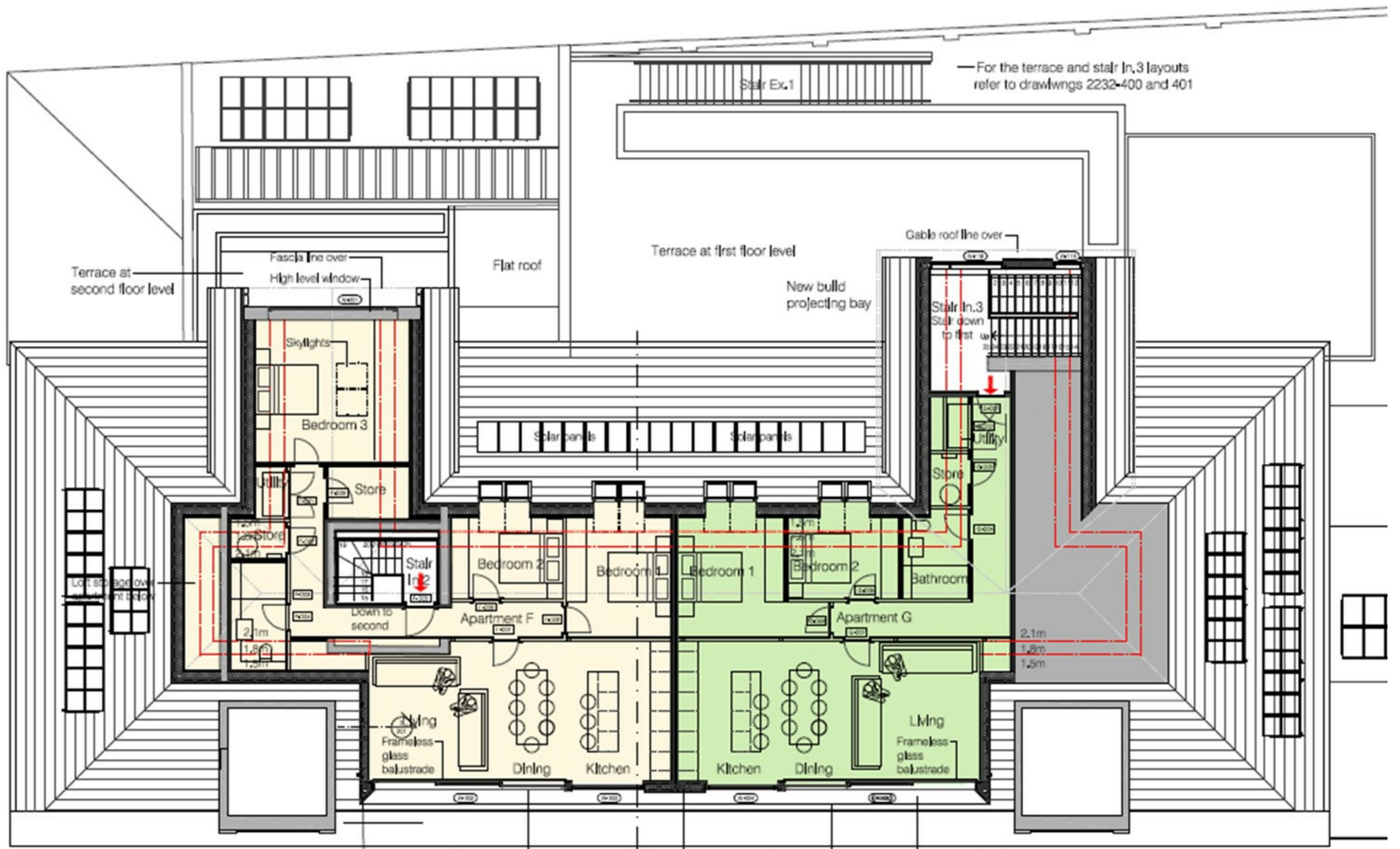
- Base and eye level units with matching worktops to Kitchen
- Plumbing for washer and dryer
- Inset sinks
- Mix of separate utility room and utility cupboards off landing

OUTSIDE

- Designated parking for 1 car per apartment
- Private South-Facing shared terrace with stunning views over Church of Saint Mary Church towards Whalley Nab
- Front and rear external entrance



PROPOSED FIRST FLOOR PLAN



For the terrace and stair In.3 layouts refer to drawings 2232-400 and 401

THIRD FLOOR PLAN

- Dark grey zinc lining to splayed surrounds. Standing seam joint detail
- Powder coated aluminum framed full height sliding windows
- Dark grey zinc lining to splayed surrounds. Standing seam joint detail.
- Parapot gutter
- Splayed zinc coil and head over





