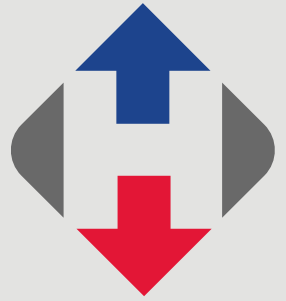


20 VICTORIA COURT
CHATBURN
BB7 4BF
£595 per month



- Attractive lower ground floor flat
- Lounge open to fitted kitchen
- Private car park
- Gas central heating
- Double bedroom
- Bathroom with shower
- Popular village location
- Unfurnished.

Located in the popular village of Chatburn, convenient for the A59 and close to delightful open countryside, this lower ground floor apartment offers accommodation ideal for a single person or couple.



The property benefits from a fitted kitchen with appliances, lounge, double bedroom, bathroom with shower, private car park and communal patio area. Presented to good standards, this attractive apartment offers excellent value for money.

LOCATION: On entering Chatburn from the Clitheroe direction turn left before the post office into Ribble Lane and take the right turning into Victoria Court. The property is straight ahead.

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

ENTRANCE HALL: Door entry system, built-in cupboard housing central heating boiler.

LOUNGE: 3.1m x 4.3m (10" x 14"3"); with French Doors, open to:

KITCHEN: 1.8m x 3.1m (5"9" x 10"2"); with a range of attractive fitted wall and base units with complementary working surfaces, integrated electric oven, 4-ring gas hob with extractor over, washer machine and refrigerator.

BEDROOM: 3.4m x 3.1m (11" x 10"); with good-sized in-built wardrobe.

BATHROOM: Housing 3-piece white suite comprising low suite w.c., pedestal wash handbasin and panelled bath with shower tap fitment.

OUTSIDE: Private car park for residents, use of communal patio area which overlooks attractive pond.

DEPOSIT: £686.00.

RESTRICTIONS: No pets and no smokers.





AVAILABLE: Immediately.

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

COUNCIL TAX: Band A £1,592.74 (April 2026).

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 security deposit.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit **MUST** be made by bank transfer 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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