

FLAT 5
24 TINTAGEL WAY
CLITHEROE
BB7 2RL



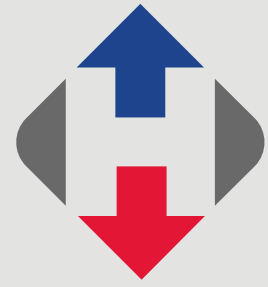
£125,300



- A stunning first floor apartment
- Semi open plan living area & kitchen
- 2 good double bedrooms
- 30% discounted sale price (106 agreement)
- Three piece bathroom with shower
- Pleasant outlook to the front
- Allocated parking, bike storage
- 66 m² (709 sq ft) approx.

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Situated on a sought after cul-de-sac in a desirable development bordering open countryside, this first floor apartment offers bright, spacious living and is immaculately presented throughout.



A semi open plan living area and kitchen offers a pleasant outlook over the nearby fields. The property also benefits from 2 true double bedrooms, a three piece bathroom with a shower and 2 large built-in cupboards. Additionally, the property has use of a communal bike storage area and an allocated parking spot.

Subject to a 106 agreement. Please ask for more details.

LOCATION: From our sales office travel down Parson Lane, cross the mini roundabout and follow the road straight along Bawdlands. Turn left opposite the Ford garage onto Henthorn Road and follow this road down, past the park on the left hand side and continue down for a short while. Just before the road bends around to the right turn left onto Ludlow Road and then right onto Tintagel Way. Follow the road down and number 24 is on the right hand side.

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

ENTRANCE HALLWAY: L-shaped with intercom point, two built-in storage cupboards.

SEMI OPEN-PLAN LOUNGE AND KITCHEN:
LOUNGE 5.4m x 3.5m (17'10" x 11'6") KITCHEN 2.1m x 3.9m (6'10" x 12'10"); with a wall-mounted gas fire in contemporary surround, television and telephone points, fitted kitchen with a range of fitted base and matching wall storage cupboards with complimentary working surfaces and breakfast bar, built-in electric oven, four ring gas

hob with a stainless steel extractor hood over, one and a half bowl stainless steel sink unit, plumbed and drained for an automatic washing machine, built-in fridge freezer.

BEDROOM ONE: 4.0m x 3.2m (13'2" x 10'6"); with television point.

BEDROOM TWO: 4.0m x 2.3m (13'1" x 7'8").

BATHROOM: with a 3-piece suite in white comprising a low level W.C, pedestal handwash basin and a panelled bath with a plumbed shower over, partially tiled walls, extractor fan.





OUTSIDE: 1 allocated parking space and use of a communal bike storage area.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

SERVICES: Mains water, electricity, gas and drainage are connected.

SERVICE CHARGE: There is an annual service charge of £1,535.45 which covers the maintenance of the communal areas and the development's communal park and garden areas.

COUNCIL TAX BAND A.

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

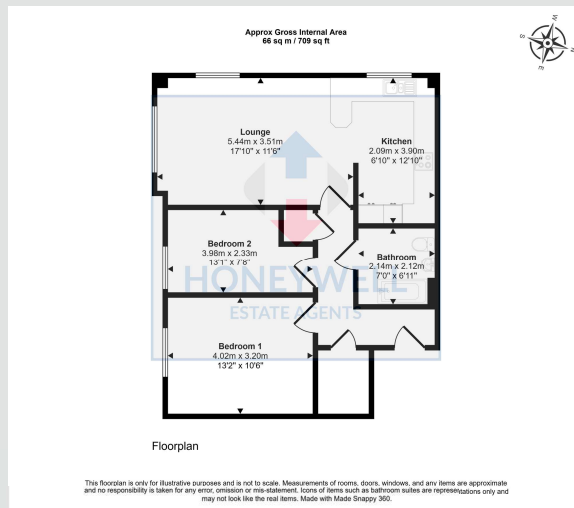
Section 106 Agreement: The property is subject to a 106 agreement and offered to the market at a 30% discount (to selected buyers) of £179,000. Please ask for more details.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27+VAT per person for this service.





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