

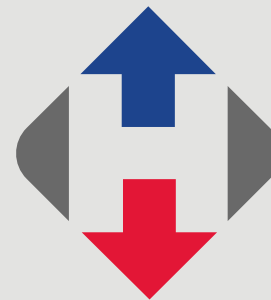
14 BOWLAND COURT
CLITHEROE
BB7 1AS

£169,950



- A large 2 bedroom apartment
- Dual aspect living room
- Enjoys a view towards Pendle Hill
- Freshly decorated and carpeted
- Modern fitted kitchen
- Three piece shower room
- Electric heating, double glazing
- 61 m2 (662 sq ft) approx.

Situated in the centre of town with great access to all the local amenities, this first floor retirement apartment enjoys a position on the end of the row and is one of the few apartments with a dual aspect living room with a rooftop view over the surrounding area and towards Pendle Hill.



The apartment has recently been redecorated and comprises an entrance hall with built-in storage, the spacious dual aspect living room with pleasant views, a modern fitted kitchen, two bedrooms with fitted wardrobes, and a three piece shower room with walk-in shower enclosure.

Bowland Court enjoys a host of amenities including a large lounge with kitchen, laundry room, guest suite and a private garden. The development has an on-site manager.

LOCATION: From our sales office travel down Castle Street and turn right onto King Lane. Bowland Court is found on the right hand side.

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

ENTRANCE HALLWAY: with built-in storage cupboards and wardrobes with hanging space, electric meter cupboard, alarm point, hot water cistern and intercom point.

LIVING ROOM: 3.2m x 7.5m (10'6" x 24'9"); a dual aspect room with views over Clitheroe town centre and a roof top view towards Pendle Hill. Television and telephone points, electric fire in feature surround, five wall light points. Open to:

KITCHEN: 2.0m x 2.1m (6'8" x 6'9"); with a range of modern fitted base and matching wall storage cupboards with complimentary working surfaces. Built-in electric oven, built-in combination microwave, four ring electric ceramic hob with stainless steel extractor hood over. Single drainer

stainless steel sink unit, built-in fridge freezer, fully tiled walls, tiled floor.

BEDROOM ONE: 2.7m x 4.2m (8'10" x 13'8"); with fitted wardrobes to one wall, two wall light points, television point.

BEDROOM TWO: 1.9m x 4.1m (6'1" x 13'6"); with fitted wardrobes to one wall.

SHOWER ROOM: with a three piece suite in white comprising a low level W.C, vanity wash hand basin, a walk-in shower enclosure with electric shower. Low voltage lighting, heated towel rail, extractor fan.

ADDITIONAL SERVICES: Communal lounge area, guest bedroom (available for a small charge), laundry with washing machines and tumble driers maintained under the service charge, house manager, emergency call system, refuse room and lift.





SERVICE CHARGE: A service charge of £405.76 per month is payable which covers the communal areas, window cleaning and maintenance of the communal areas. The buildings insurance is £219.00 per annum, and the ground rent is £135.00 per annum.

OUTSIDE: The property is surrounded by communal gardens.

HEATING: Fitted electrical night storage heaters complimented by double glazed windows and UPVC frames.

SERVICES: Mains water, electricity and drainage are connected.

COUNCIL TAX BAND C.

TENURE: Leasehold

VIEWING: By appointment with our office.

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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.





14 Bowland Court, Clitheroe, BB7 1AS
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