

33 BOWLAND COURT
CLITHEROE
BB7 1AS

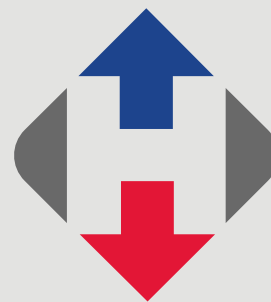
£124,995



- A top floor retirement apartment
- Sought after development with lift
- Stunning views over Clitheroe towards Pendle
- Upgraded heating & DG
- Well presented accommodation throughout
- Fitted kitchen, 3 piece shower room
- Communal facilities, town centre location
- 45 m2 (484 sq ft) approx.

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Situated in the very centre of Clitheroe with immediate access to the towns many and growing number of amenities, this top floor apartment enjoys a great position within the building enjoying a rooftop view over the town with Pendle Hill in the background. The property is immaculately presented and benefits from a recent central heating upgrade. Accommodation comprises an entrance hallway with built-in storage, a living room open to a fitted kitchen, double bedroom with fitted furniture and a three piece shower room.



Bowland Court enjoys a host of communal facilities including a lounge and kitchen, gardens, laundry and an onsite manager. Prospective purchasers must be 55 years of age or older.

LOCATION: From our town centre sales office walk down Castle Street towards the library and turn right onto King Lane. Follow the road down and Bowland Court is on the right hand side

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

ENTRANCE HALLWAY: with external door, built-in storage with hanging space also accommodating a hot water cistern, intercom point.

LIVING ROOM: 3.2m x 5.3m (10'5" x 17'5"); with electric fire and a feature surround, television and telephone points, four wall light points, wooden shutter blinds, views over Clitheroe town centre. Open to kitchen.

KITCHEN: 2.1m x 2.0m (6'9" x 6'8"); with a range of fitted base and matching wall storage cupboards with complimentary working surfaces. Built-in electric oven, four ring electric hob with extractor hood over, single drainer sink unit, space for fridge freezer. Fully tiled walls, extractor fan.

BEDROOM ONE: 2.6m x 4.2m (8'8" x 13'11"); with fitted wardrobes to one wall and matching overhead storage, two wall light points, wooden shutter blinds.

SHOWER ROOM: with a 3-piece suite in white comprising a low level W.C, vanity wash hand basin and a walk-in shower enclosure with electric shower, fully tiled walls, heated towel rail, low voltage lighting.

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 £352.94 per month is payable which covers the communal areas, window cleaning and maintenance of the communal areas. The buildings insurance is £190 per annum and the ground rent is £135 per annum.





OUTSIDE: The property is surrounded by communal garden areas.

HEATING: Upgraded electric storage heaters complimented by DG windows throughout.

SERVICES: Mains water, electricity and drainage are connected.

COUNCIL TAX BAND B.

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

TENURE: Leasehold

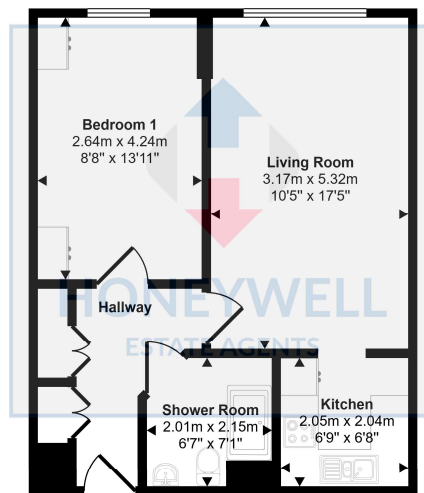
VIEWING: By appointment with our office.

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Approx Gross Internal Area
45 sq m / 484 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

33 Bowland Court, Clitheroe BB7 1AS
MJ/CE/250326

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