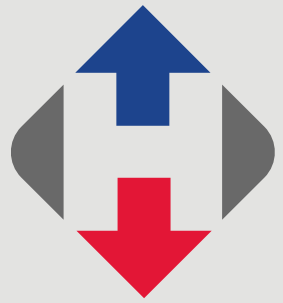


12 WELL COURT
CLITHEROE
BB7 2AD
£795 per month



- Ground floor retirement apartment
- Modern condition throughout
- Lounge with feature fireplace
- Double bedroom with wardrobe
- Excellent communal facilities
- Direct access to the apartment
- 3-piece shower room
- Unfurnished. Available immediately.

An attractive ground floor apartment which is one of only a few which benefits from a door leading from the lounge directly onto a patio and garden area at the front. This retirement apartment is part of a complex which offers excellent facilities and access to the apartment can be either through the main entrance or directly from the patio at the front. There is a hallway with walk-in store cupboard, spacious lounge, a modern fitted kitchen with oven and hob, a double bedroom with wardrobe and modern 3-piece shower room.



Well Court is situated on the edge of the town centre, near a bus stop, and the complex offers fantastic communal facilities including a resident's lounge, laundry, house manager, guest suite and surrounding gardens. Viewing is recommended.

LOCATION: Travel from our sales office down Castle Street and straight onto York Street. At the roundabout at the end of the street turn left and then almost immediately right onto Well Court car park.

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

MAIN ENTRANCE: Communal hallway

ENTRANCE TO APARTMENT: Front door entrance into apartment with hallway with coved cornicing and door entry system. Walk in storage cupboard with shelving and electric light.

LOUNGE: 5.8m x 3.2m (18'11" x 10'7"); With coved cornicing, television point, feature fireplace housing electric fire with marble hearth and attractive surround. Glazed door leading to front garden area.

KITCHEN: 2.2m x 1.6m (7'3" x 5'4"); Modern range of white wall and base units with complimentary grey laminate work surface with tiled splash black and under unit lighting. Integrated electric fan oven, four ring ceramic hob with extractor over, stainless steel single drainer sink unit with mixer tap and a freestanding fridge freezer.

BEDROOM ONE: 4.3m x 2.6m (14'1" x 8'8"); Double bedroom with coved cornicing and fitted wardrobe.

SHOWER ROOM: Modern three piece suite comprising low level wc, vanity wash handbasin with chrome mixer tap, storage drawers under and vanity mirror with light over. Large walk-in shower with fixed glass panel and fitted Mira Sport electric shower, chrome heated towel rail.





HEATING: Modern Dimplex electric radiators

DEPOSIT: £917.00

RESTRICTIONS:

- Applications for a pet must be submitted in writing.
- No smokers.
- Prospective tenants must be aged 60 years of age or over, or if a couple, one person must be 60 or older and the other must be 55 or over.

EPC: The energy efficiency rating for this property is D57.

COUNCIL TAX: Band B – £1,854.06 (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. We cannot accept payment by credit card or cash.





CONFIDENCE GUARANTEE

FREE Property Appraisal
Full Reference Checks
Total Transparency
40+ Year's Experience
End Of Tenancy Management



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LANDORDS!**

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1-3 Pimlico Road, Clitheroe, BB7 2AG

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