

16 THE OLD COTTON MILL
PRIMROSE ROAD
CLITHEROE
BB7 1BS



£1,075 per month

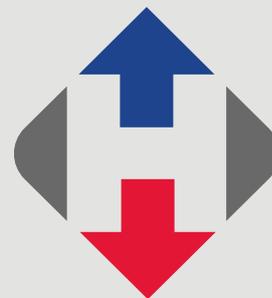


- Duplex 2 storey apartment
- Located within stunning mill conversion
- Open-plan living dining kitchen
- 2 double bedrooms, 1 en-suite
- Modern luxury shower room
- Private parking for two cars
- Smart modern decoration throughout
- Unfurnished.

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A smart modern duplex apartment situated within this stunning stonebuilt mill conversion with central courtyard and private parking.

The property has an entrance hallway and master bedroom with en-suite to the lower floor. Upstairs there is a large open-plan living space with lounge area, modern contemporary kitchen with island unit and range of integrated appliances, a second double bedroom and 3-piece shower room. Viewing recommended.



LOCATION: Leaving Clitheroe from Sainsbury's along Whalley Road, proceed straight on for approximately ½ mile and after passing Aldi on the left turn right onto Primrose Road. Continue straight on and continue round the right hand bend and then turn sharp left into The Old Cotton Mill and the parking for 16 can be found around the back of the building.

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

ENTRANCE HALL: Through glazed front door, staircase off to first floor.

BEDROOM ONE: 4.4m x 3.4m (14"5" x 11"0"); with 2 windows to front elevation overlooking the courtyard and understairs storage cupboard.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising a low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap and LED backlit vanity mirror and double shower enclosure with thermostatic shower with fixed showerhead and separate hand-held showerhead. Chrome heated ladder style towel rail, extractor fan, part-tiled walls and storage cupboard housing hot water cylinder.

FIRST FLOOR:

LANDING: With a Velux window and recessed spotlighting.

LARGE OPEN-PLAN LIVING DINING KITCHEN: 5.4m x 5.4m (17"7" x 17"9");

Living Area: With 2 Velux windows and recessed spotlighting. **Kitchen Area:** With modern wall and base units with complementary work surface and splashback with under-unit lighting. Integrated electric fan oven, 4-ring induction hob with extractor over, integrated fridge-freezer, central island unit with one-and-a-half bowl sink unit with mixer tap, integrated washing machine and dishwasher, wine chiller, breakfast bar, Velux windows, recessed spotlighting and feature LED lighting.

BEDROOM TWO: 4.4m + large recess x 3.1m (14"5" + large recess x 10"); with 2 Velux windows and over stairs storage cupboard.

SHOWER ROOM: With a 3-piece modern white suite comprising low suite w.c. with push button flush, wall-hung vanity wash-hand basin with chrome mixer tap and double shower enclosure with thermostatic shower with fixed showerhead and separate hand-held showerhead. Chrome heated ladder style towel rail, extractor fan, recessed spotlighting and Velux window.





OUTSIDE: The development enjoys an attractive courtyard area with surrounding gardens and the apartment has 2 private allocated parking spaces with additional visitor parking.

DEPOSIT: £1,240.00.

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately. Minimum 12-month tenancy.

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

COUNCIL TAX: Band B £1,786.66 (April 2025).

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 first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque 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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16 The Old Cotton Mill, Clitheroe, BB7 1BS

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