

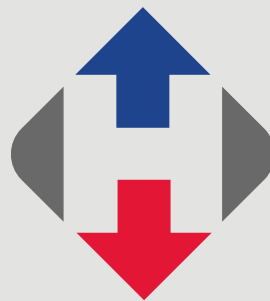
FLAT 4,
1 GEORGE LANE
READ
BB12 7SD
£650 per month



- Modern second floor apartment
- Superb open-plan living area
- Two bedrooms
- Allocated parking for one car
- Three-piece bathroom
- Convenient location
- EPC – C74. UPVC double glazing & GCH
- Unfurnished. Available immediately.

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A modern second floor apartment situated in this fantastic convenient location which offers a smart up to date finish with white decoration and contemporary engineered wooden flooring. There is a communal hallway leading to 4 apartments, this apartment offers an open-plan living space with two windows and fitted kitchen with a range of integrated appliances including fridge, freezer, oven and hob. Along the hallway there are two bedrooms, 1 double and one single plus a 3-piece bathroom with fully tiled walls. Outside there is an allocated parking space for 1 car. Read and Simonstone offer excellent village amenities including Cricket Club, The Honey Pot Bar, takeaway, convenience shop, butchers and The Stork Hotel. There is an excellent bus service to Whalley, Clitheroe and Burnley.



LOCATION: On entering Read from the Whalley direction turn second left into Church Street and then turn left straight away into the parking area for the apartments.

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

MAIN ENTRANCE: into communal hallway with staircase leading to second floor.

ENTRANCE: entrance door leading to;

LIVING KITCHEN AREA: 5.9m x 3.9m narrowing to 3.1m (19'6" x 12'9" narrowing to 10'3");

LIVING AREA; with engineered wooden flooring, television point and telephone socket.

KITCHEN AREA; with range of cream fitted wall and base unites with complimentary wood effect laminate works surfaces and tiled splashback. One and a half bowl stainless steel sink and drainer unit with mixer tap. Electric fan oven, four ring gas hob with extractor over, integrated fridge, integrated freezer and plumbing for washing machine.

BEDROOM ONE: 3.1m x 2.9m (10'3" x 9'5"); with television point.

BEDROOM TWO: 2.6m x 2.0m (8'8" x 6'8"); with television point.

BATHROOM: with three-piece Roca suite comprising low level w.c., wall mounted semi-pedestal wash handbasin with chrome mixer tap, panelled bath with chrome shower fitment. Fully tiled walls and floor.

OUTSIDE: Allocated parking for one car.





DEPOSIT: £750.00.

RESTRICTIONS: No smokers. Requests to have a pet must be submitted in writing.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is C74.

COUNCIL TAX: Band A. £1,589.19 (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. 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.





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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