6 BOWLAND COURT
CLITHEROE

£140,000

* Spacious ground fl retirement apartment
* Built as 2 beds – now one bedroom & study
* Modern 4-piece en-suite shower room
* Excellent communal facilities

* Lounge with dining area
* Modern fitted kitchen
* Brilliant town centre location
* 65 m² (702 sq ft) approx.

www.honeywell.co.uk
A rare opportunity to buy one of the few two bedroom retirement apartments within this popular town centre development. This spacious apartment has now been reconfigured to create a lounge which is open to a study, dining area, kitchen and en-suite master bedroom. There is a modern fitted kitchen with oven and hob, a range of built-in wardrobes in the master bedroom, cloakroom with w.c. and a range of fitted storage in the hallway.

Bowland Court is situated within the town centre and is close to the amenities including the railway station and bus interchange. Communal facilities within Bowland Court comprise a visitor lounge, laundry, private garden, entry phone system and house manager. Viewing is recommended.

**LOCATION:** From our Clitheroe office, travelling by car, proceed along Castle Street and turn right by the library clock into Wellgate. Turn first right into Lowergate and immediately following King Lane on the right, turn right into Bowland Court.

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

**ENTRANCE HALLWAY:** With coved cornicing, built-in double wardrobes for coats' storage. Large storage cupboard and cloaks cupboard with built-in shelving. Entry phone system.

**CLOAKROOM:** accessed through the cloaks storage cupboard with shelving; with 2-piece suite comprising low suite w.c. and corner wall-hung washbasin with chrome tap, part-tiled walls.

**LOUNGE & L-SHAPED DINING AREA:** 7.6m x 3.1m narrowing to 1.9m (24'8" x 10'1" narrowing to 6'2"); with wall light point, television point, BT telephone point, coved cornicing. Narrowing to rear for the dining area with access to the kitchen. Archway from the lounge area leading to the study.

**KITCHEN:** 2.1m x 2.1m (6'11" x 7'); modern range of light wood effect wall and base units with complementary laminate working surface and tiled splashback, one bowl stainless steel sink unit with mixer tap, Belling integrated stainless steel electric fan oven with 4-ring Zanussi electric ceramic hob and extractor over, integrated microwave, space for fridge freezer, recessed spotlighting.
STUDY formerly bedroom 2; 4.2m x 1.9m (13'9" x 6'3"); with arch from the lounge, coved cornicing and wall light points. This could easily be reinstated as a second bedroom with a simple partition wall.

BEDROOM ONE: 4.2m x 3.0m (13'9" x 9'11"); with coved cornicing, wall light points, television point. Modern fitted range of wardrobes with cupboards over the bed and bedside cabinets.

EN-SUITE SHOWER ROOM: With 4-piece white suite comprising low suite w.c. with concealed cistern, vanity washbasin with chrome taps, cupboards under and vanity mirror over with feature lighting, bidet and corner shower enclosure with fitted Triton electric shower, tiled floor, part-tiled walls, shaver point, extractor fan, heated towel rail and wall-mounted electric fan heater.

OUTSIDE: Bowland Court enjoys an excellent private communal garden with lawn, planting borders and outside seating.

ADDITIONAL INFORMATION: Bowland Court offers excellent communal facilities including guest lounge and bedroom which is available for a small charge, laundry with washing machines and tumble drier which is maintained under the service charge, house manager and emergency call system.

SERVICE CHARGE: A service charge is payable which covers communal areas, building's insurance and window cleaning. This service charge is approx £490.46 per quarter and the ground rent is approx £110 per annum.

HEATING: Electric Economy 7 night storage heating system complemented by double glazing.

SERVICES: Mains water, electricity and drainage are connected.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.
Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

6 Bowland Court, Clitheroe, BB7 1AS
CD/SMR/101114