

2 VICTORIA MEWS  
CLITHEROE  
BB7 1BF

£550 per month

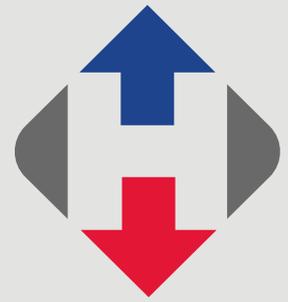


- Attractive first floor apartment
- Lounge with dual aspects
- Modern fitted kitchen
- Private parking space for one car
- Double bedroom
- Three-piece bathroom with shower
- Convenient for town centre
- Unfurnished. Available immediately

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**A lovely first floor apartment, one of four, discreetly tucked away off Woone Lane offering excellent convenience for the town centre and local amenities.**

**The property has been redecorated and recarpeted throughout and comprises entrance hall, lounge open to modern fitted kitchen, double bedroom and three-piece bathroom with shower.**



**Outside, there is a private parking space for one car.**

**LOCATION:** Travelling from Clitheroe centre, passing Sainsbury's on the left, take the second exit at the mini roundabout into Whalley Road and then turn first right into Greenacre Street. Turn first left into Woone Lane and proceed past the right turning for Victoria Street. The property can be found on the right hand side, immediately after the beauty shop.

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

**ENTRANCE HALL:** Built-in cupboard housing hot water tank.

**LOUNGE:** 3.9m x 2.9m (12'7" x 9'5"); with dual aspect windows, open to:

**KITCHEN:** 3m x 1.3m (9'8" x 4'2"); with a range of fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring ceramic hob and extractor over, plumbing for washing machine, space for under-counter fridge.

**BEDROOM:** 3.9m x 2.5m (12'7" x 8'2"); with Velux roof window.

**BATHROOM:** Housing 3-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over.

**OUTSIDE:** Private parking space for one car.





**HEATING:** Electric storage heaters.

**DEPOSIT:** £634.00

**RESTRICTIONS:** No Pets. No Smokers.

**COUNCIL TAX:** Band A, £ 1,531.40 (April 2025)

**EPC:** The EPC rating is C.

### **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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