

25 CANDLEMAKERS COURT
CLITHEROE
BB7 1AH

£120,000



- Ground floor retirement apartment
- Lounge with open views, kitchen
- Double bedroom with fitted wardrobes
- 3-piece bathroom
- Town centre location
- Range of communal facilities
- Electric storage heaters, UPVC DG
- 43 m2 (467 sq ft) approx.

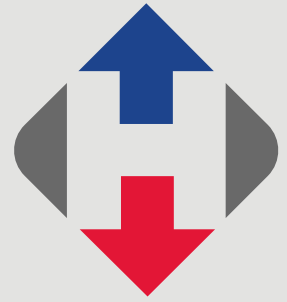
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Candlemakers Court is situated a short walk from the centre of Clitheroe, a stone's throw from the shops and services but hidden away in a little known and quiet corner.

The apartment comprises an entrance hallway with storage, lounge with a view over the school playing fields, fitted kitchen, double bedroom with wardrobes and 3-piece bathroom.

Candlemakers Court benefits from a range of communal facilities including a lounge and kitchen which offers a selection of home cooked meals during the week, a laundry, guest room along with communal gardens and a private car park.

Prospective purchasers must be 55 years of age or older.



LOCATION: From our sales office walk down Castle Street and turn right onto King Lane. Follow the road to the bottom, turn right again onto Lowergate and then left onto Candlemakers Court.

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

ENTRANCE HALLWAY: With a glazed external door, fitted electric night storage heater, understairs storage cupboard and built-in storage cupboards.

LOUNGE: 3.3m x 4.1m (10'8" x 13'4"); with an electric fire in a feature surround, television point, telephone point, fitted electric night storage heater and views over the surrounding fields.

FITTED KITCHEN: 1.9m x 2.8m (6'3" x 9'3"); with base and wall level storage cupboards, complementary work surfaces, electric cooker point, plumbed and drained for an automatic washing machine, space for a fridge freezer, single drainer stainless steel sink unit, heated towel rail,

fully tiled walls and views over the surrounding fields.

BEDROOM: 3.0m x 3.2m (10'0" x 10'7"); with fitted wardrobes to one wall, television point and fitted electrical night storage heater.

BATHROOM: With a 3-piece suite comprising a low level w.c., pedestal wash-hand basin, panelled bath with electric shower over, fully tiled walls, extractor fan and heated towel rail.





OUTSIDE: Candlemakers Court benefits from communal gardens and patio areas. There is also private parking for the development.

HEATING: Fitted electrical night storage heaters complemented by double glazed windows in a mixture of UPVC and wooden frames.

SERVICES: Mains water, electricity and drainage are connected.

ADDITIONAL INFORMATION: Candlemakers Court benefits from a host of communal facilities including a lounge with kitchen, guest bedroom and laundry room. The apartment is surrounded by communal lawned gardens. A warden is available on site five days a week.

There is a communal charge to cover maintenance of gardens, communal areas, warden service, emergency call system, building's insurance, window cleaning and external repairs. At the time of writing, the service charge is approx. £244 per month.

COUNCIL TAX BAND A.

VIEWING: By appointment with our office.

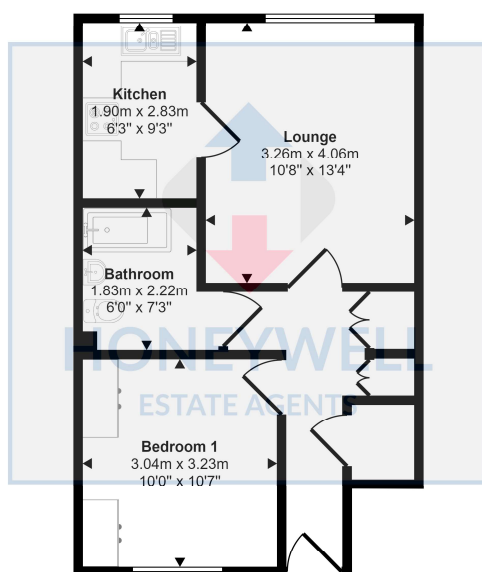


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Approx Gross Internal Area
43 sq m / 467 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

25 Candlemakers Court, Clitheroe, BB7 1AH
MJ/CJ/202824

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