



Flat 10, 17 Barrow Brook Close, Barrow,
Clitheroe, Lancashire BB7 9UR



PROPERTY DESCRIPTION

!! Impressive river views !! Situated on the outskirts of Barrow, Clitheroe, we offer a beautifully presented, second floor, 2 double bedroom apartment. The accommodation comprises of: an entrance hallway offering ample storage, open plan living room/kitchen diner with an eye catching range of modern units and integrated appliances, 1 double bedroom with built in wardrobe space, 1 generously sized single bedroom and a modern three piece bathroom with shower over bath. There is allocated off road parking and well presented communal grounds. Council Tax - Band B. EPC - B. Early viewing is considered a must!

FEATURES

- Potential to be sold with a tenant in situ
- Beautifully presented accommodation on offer
- Popular location on the outskirts of Barrow, Clitheroe
- Allocated parking and well maintained communal gardens
- One open plan kitchen/living room having a eye catching range of fitted units with integrated appliances
- Two well proportioned bedrooms - the main bedroom having fitted wardrobes
- Modern three piece bathroom suite
- Second/Top Floor apartment
- Communal lift
- EPC - B
- Council Tax - Band B
- Early viewing a must!





ROOM DESCRIPTIONS

Second/Top Floor Apartment

Entrance Hallway

Open Plan Sitting Room and Kitchen

5.17m x 6.17m (17' 0" x 20' 3")

Bedroom One

4.04m x 3.34m (13' 3" x 10' 11")

Bedroom Two

2.45m x 2.95m (8' 0" x 9' 8")

Bathroom

2.21m x 1.67m (7' 3" x 5' 6")

Further Information

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There is a communal service charge of £2088 per annum. This includes the building insurance.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

Mobile and broadband services are offered by a number of companies and ultrafast is available.

EPC - B

Council Tax - Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	81	81
England, Scotland & Wales		
EU Directive 2002/91/EC		