

**Bowland Court, Clitheroe. BB7 1AS**  
**Offers in Region of £120,000 Leasehold**  
**FOR SALE**



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## PROPERTY DESCRIPTION

**\*GROUND FLOOR ONE BEDROOM APARTMENT\* OVER 55'S\*** Situated in the sought after location of Clitheroe is this well maintained flat complete with communal gardens and a just a stones throw away from Clitheroe Town Centre. Ideal for those looking for a real sense of community and perfect for someone wishing to downsize.

Upon entering the apartment you are greeted by the hallway which has floor to ceiling storage. A bright and spacious lounge with a electric fire. The fully fitted kitchen with plenty of base & eye level units and contrasting work surfaces, a generous double bedroom and the three piece family bathroom suite in white. The property is warmed through electric storage heaters and benefits from double glazing throughout.

A service charge of £193.50 per month is payable which covers the communal areas, building's insurance and window cleaning. There is a Redecoration Fund of £10.97 per month and Sinking Fund of £46.06 per month. The ground rent is approx £11.25 per month. The property is located within close proximity to excellent amenities and transport links. Early viewing is highly advised

## FEATURES

- Attractive Ground Floor Apartment
- Excellent Complex & Facilities
- Modern Fitted Kitchen & 3-pce Bathroom
- Walking Distance To Town Centre Amenities
- Double Bedroom; Lovely Communal Gardens
- Lounge With Feature Fireplace
- Over 55's Only - No Chain Delay
- Council Tax Band B; Favoured Location



## ROOM DESCRIPTIONS

### Ground floor

#### Hallway

Carpet flooring, ceiling coving, solid front door, built in storage.

#### Lounge

17' 06" x 10' 02" (5.33m x 3.10m)

Carpet flooring, ceiling coving, wooden double glazed window, electric fire with marble hearth and surround, electric storage heater, TV point.

#### Kitchen

6' 11" x 6' 11" (2.11m x 2.11m) Tiled flooring, x4 ring electric hob, Neff electric oven and microwave, under counter lights, space for fridge freezer, stainless steel sink and drainer.

#### Bedroom One

13' 09" x 8' 11" (4.19m x 2.72m)

Double bedroom with carpet flooring, ceiling coving, wall lights, double glazed wooden window, electric storage heater, TV point.

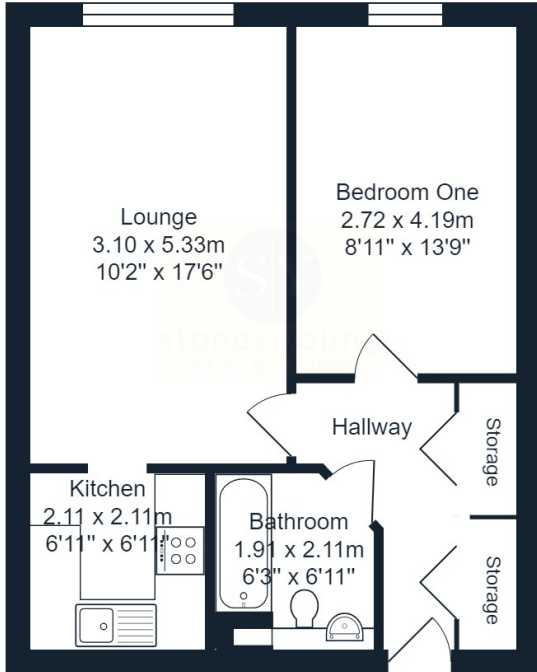
#### Bathroom

6' 11" x 6' 03" (2.11m x 1.91m)

Vinyl flooring, three piece in white with electric shower over bath, tiled splash backs, under sink storage, towel radiator, ceiling spot lights.



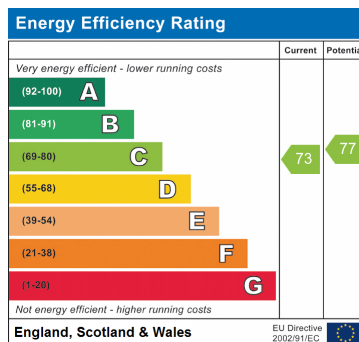
## FLOORPLAN & EPC



### Bowland Court, Clitheroe

Total Area: 44.6 m<sup>2</sup> ... 480 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

