



Apartment 2, Kings Court, Clitheroe

Chain Free £155,000

Apartment 2. - First Floor

Kings Court is an exclusive purpose built development of six stylish apartments; comprising one ground floor, three first floor and two second floor highly niche dwellings, each one intriguingly different. In response to the growing trend for town centre living, these ultra desirable homes enjoy a super prime central location and will undoubtedly appeal to a broad buyer requirement. The top quality build reflects its conservation area status and the builders have gone to great lengths to ensure they deliver a first class product. With an all-important south westerly orientation to the rear, some stunning distant views are enjoyed. There are five one-bedroom and one two-bedroom unit available. Due to considerable pre-launch interest we would recommend early contact to avoid disappointment. (562/52.2 sq m approx/Energy Rating to be confirmed).

Be the first to experience luxurious town centre living.



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Services

Mains supplies of gas, electricity, water and drainage. Central heating from an Ariston condensing combination boiler to panelled radiators. Council tax payable to RVBC, banding to be confirmed. Leasehold tenure for a term of 250 years. A ground rent of £250.00 per annum payable. A modest service charge (to be confirmed) to cover the cost of buildings insurance, garden area maintenance and external lighting of common areas.

Features

Painted wood double glazed windows, oak external doors, oak veneered internal doors. Acoustic flooring with fitted carpets and laminate to bathroom and kitchen areas. LED down-lighting and pendant light drops. Electrically operated Velux windows to certain apartments. 10 year structural defects warranty.

Accommodation

A first floor apartment overlooking King Street. With two large windows, the open plan living space is both light and spacious with a partial view of Grindleton Fell. The smart and stylish kitchen units are to the popular Shaker style with oak effect laminate counters and upstands. The built-in cooking appliances comprise an electric oven with a ceramic hob, glass splashback and extractor over. A stainless steel sink unit with mixer tap and an integrated fridge/freezer. There is plumbing and space for a washing machine in the hall cupboard.

The generous double bedroom has a pleasant aspect overlooking the market and a partial view of Parlick. The three piece bathroom comprises a large shower tray with a glass screen, tiled walls and a thermostatic shower, low suite wc and a wall hung washbasin. Towels warm on a chromed ladder radiator.

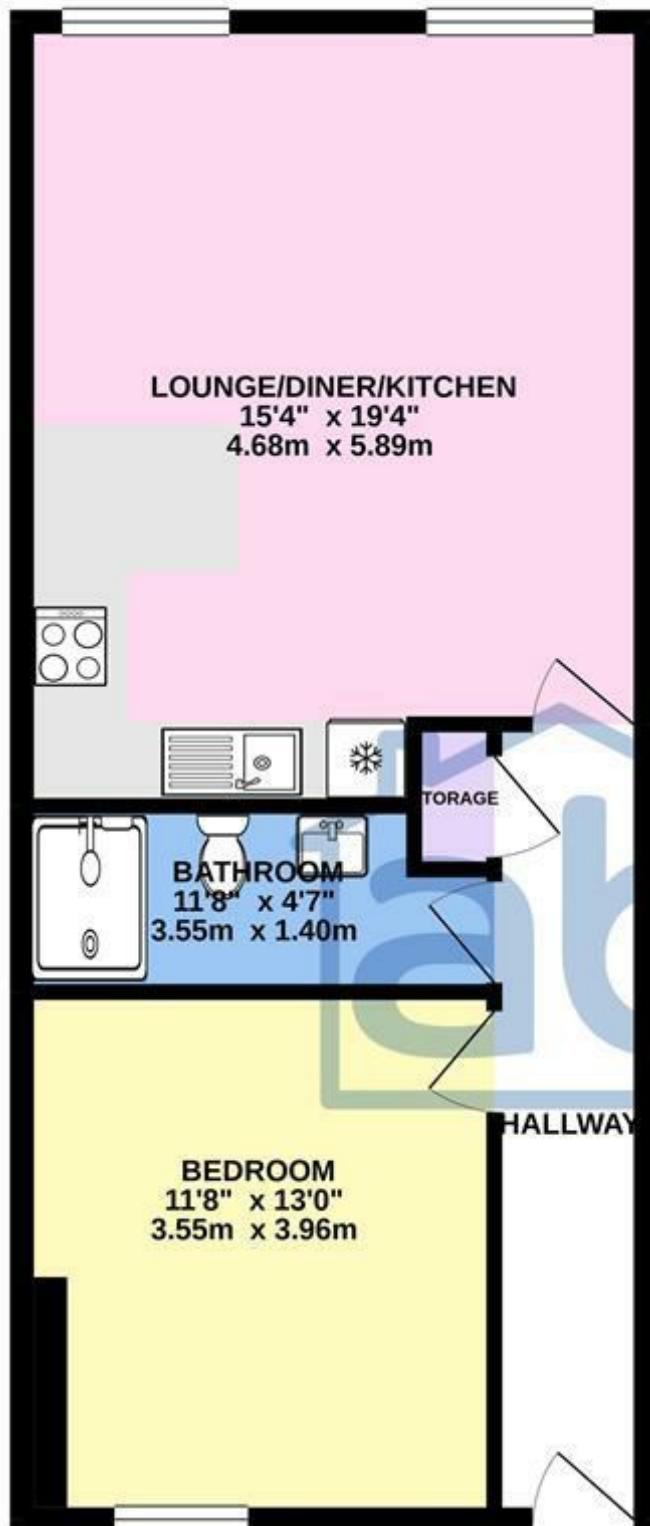
Outside Areas

Kings Court external areas are pleasantly landscaped with soft planting and a tarmacadam approach. A part sheltered staircase gives access to the first and second floor apartments with a composite deck and stylish glass balustrades.

Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

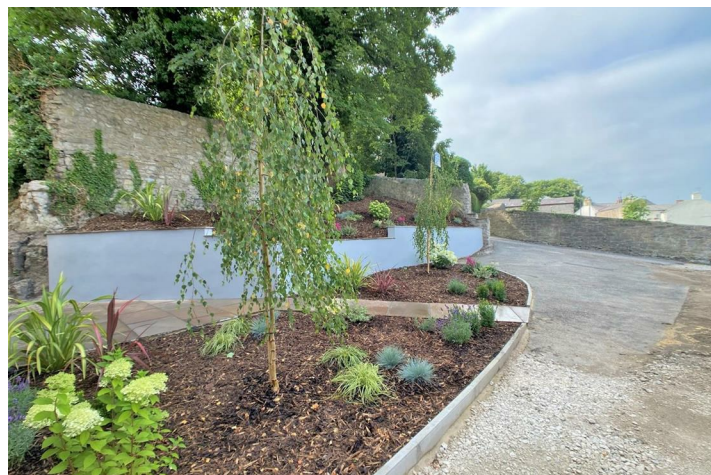


FLAT 2 KINGS COURT, CLITHEROE

TOTAL FLOOR AREA : 562 sq.ft. (52.2 sq.m.) approx.

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