



Apartment 4, Kings Court, Clitheroe

Chain Free £155,000

Apartment 4.

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. (518 sq ft/48.1 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

With a wide spacious hall this first floor apartment enjoys a south westerly aspect from its living space and bedroom, with views of Kemple End and Parlick. As the sun comes round, its light reaches deep into the living space especially through its wide French windows and side casements. There is a glass Juliet balcony so you can catch the breeze safely and admire the views. In an open plan arrangement the kitchen is situated to the rear of the living space and features Shaker style cabinetry with oak effect counters and a stainless steel sink unit/mixer tap. The cooking appliances comprise an electric oven, ceramic hob with a glass splashback and extractor over. There is an integrated fridge/freezer and space/plumbing for a washing machine.

The double bedroom has windows on two elevations making it feel particularly light and airy. The three piece bathroom comprises a large shower tray with glass panel, tiled walls and a thermostatic shower over, wall hung washbasin and a low suite wc. Towels warm on a chromed ladder radiator.

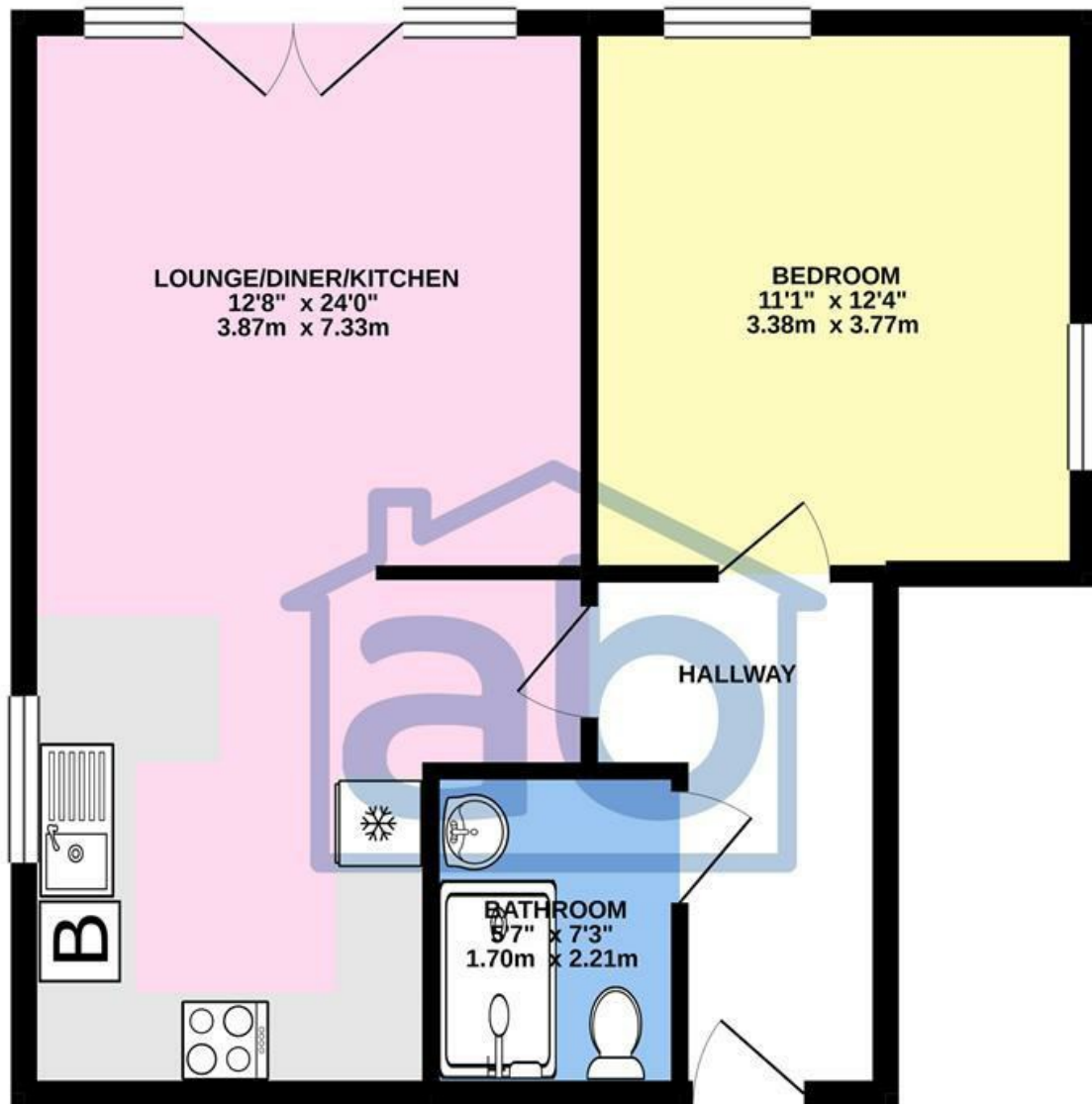
Outside Areas

Kings Court external areas are pleasantly landscaped with soft planting and a tarmac 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
518 sq.ft. (48.1 sq.m.) approx.

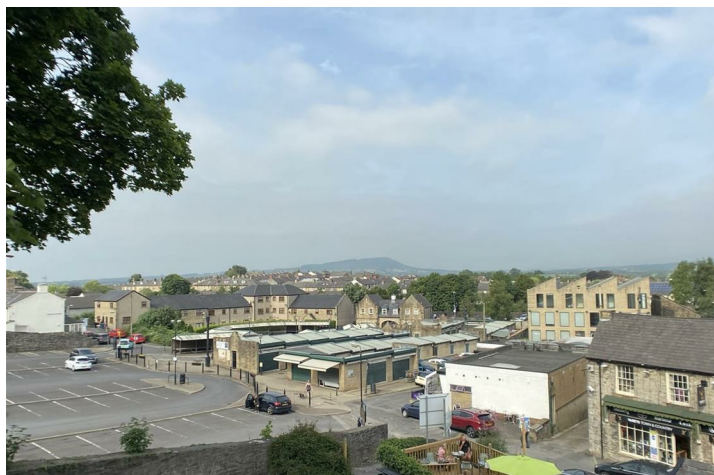
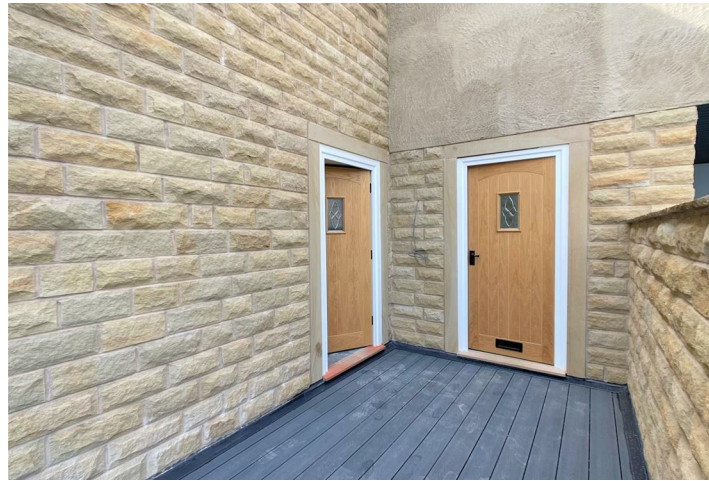


FLAT 4 KINGS COURT, CLITHEROE

TOTAL FLOOR AREA : 518 sq.ft. (48.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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