

Ground Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Castlegate, Clitheroe, BB7 1AZ

£850

FURNISHED AN EXQUISITE FLAT IN THE HEART OF CLITHEROE WITH ROOFTOP TERRACE

Nestled in the heart of the charming market town of Clitheroe, this exquisite second-floor apartment presents a unique opportunity for those seeking a modern and stylish living space. With one spacious bedroom and a well-appointed bathroom, this flat is designed to cater to the needs of a professional couple or a single occupant.

The open-plan kitchen diner is a standout feature, providing a contemporary space that is perfect for both cooking and entertaining. The neutral decoration throughout the apartment creates a warm and inviting atmosphere. Modern fixtures and fittings enhance the overall appeal, ensuring a comfortable and convenient lifestyle.

One of the most remarkable aspects of this property is the impressive private rooftop terrace. This outdoor space offers breath-taking panoramic views over Clitheroe and the historic Clitheroe Castle, making it an ideal spot for relaxation or al fresco dining. Imagine enjoying your morning coffee or unwinding after a long day while taking in the stunning scenery.

Situated just a stone's throw away from local amenities, this apartment provides easy access to shops, cafes, and other essential services, making it a highly desirable location. Whether you are looking to rent your first home or seeking a stylish retreat in a vibrant community, this apartment on Castlegate is the perfect choice. Don't miss the chance to make this delightful property your new home.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

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£850

 1  1  1  D

- An Exceptional Second Floor Flat
 - Modern Fixtures And Fittings
 - On Street Parking
 - Tenure Leasehold
- One Bedroom
 - Sought After Town Centre Location
 - Council Tax Band A
- Open Plan Kitchen And Living Space
 - Enviably Private Rooftop Terrace
 - EPC Rating D

Second Floor

Entrance

Communal hallway to a door to the hallway.

Hallway

7'5 x 6'5 (2.26m x 1.96m)

Storage cupboard, wood effect vinyl flooring, doors to the open plan reception room and kitchen, bedroom and shower room, staircase to the rooftop terrace.

Open Plan Reception Room/Kitchen

15'8 x 14 (4.78m x 4.27m)

UPVC double glazed window, electric heater, electric living flame fire, a range of cream gloss wall and base units, wood effect surface, tiled splash backs, composite sink and drainer with mixer tap, double electric oven with a four ring electric hob, integrated extractor hood, integrated fridge, plumbing for dishwasher, exposed stone feature wall, television point, smoke alarm, wood effect vinyl flooring.

Bedroom

11'10 x 9'3 (3.61m x 2.82m)

UPVC double glazed window, loft hatch.

Shower Room

6'3 x 5'7 (1.91m x 1.70m)

Electric heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double electric feed shower enclosure, tiled elevations, extractor fan, wood panelled elevations, wood effect vinyl flooring.

External

Rooftop terrace.

