



## Edward Drive, Clitheroe, BB7 1FF

**£795 PCM**

A FANTASTIC TWO BEDROOM APARTMENT

Located in the sought after historic market town of Clitheroe, with easy access to local amenities, good schools and major commuter routes, this second floor modern apartment, offering flexible living space and wonderful dual aspect views across the Ribble Valley is being offered to the rental market. The property is finished throughout with neutral tones and contemporary interior style.

The property briefly comprises to the ground floor: communal entrance and lobby area with access to the second floor by stairs.

The property entrance door opens into the entrance hall with built-in storage, loft access and access to the master bedroom, family bathroom, second bedroom or dining room, living accommodation and kitchen with integrated appliances.

Externally there are communal gardens and allocated parking.

Viewings can be booked by contacting our Lettings team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(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.

# Edward Drive, Clitheroe, BB7 1FF

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- Second Floor Flat
- Three Piece Bathroom
- Communal Gardens
- Two Bedrooms
- Fitted Kitchen
- Ideal Location
- Open Plan Living Area
- Parking Space
- Well Presented

## GROUND FLOOR

### COMMUNAL ENTRANCE

The communal entrance door opens into the lobby with stairs leading to the second floor.

## SECOND FLOOR

### ENTRANCE HALL

A hardwood front entrance door opens into the entrance hall with smoke alarm, carbon monoxide monitor, central heating radiator, laminate wood effect flooring and doors to the bedrooms, built-in storage, family bathroom and living room.

### BEDROOM ONE

14'0" x 8'2" (4.27 x 2.49)

UPVC double glazed window, central heating radiator, loft access, television point and fitted wardrobes.

### BEDROOM TWO

11'2" x 7'10" (3.4 x 2.39)

UPVC double glazed window and a central heating radiator.

### BATHROOM

9'9" x 4'5" (2.97 x 1.35)

Fitted with a white three piece suite comprising close couple WC, pedestal wash basin, bath with direct feed shower over, part tiled elevations, towel radiator, ceiling spot lights, extractor fan and a UPVC double glazed frosted window.

### LIVING ROOM

6'2" x 11'2" (1.88 x 3.4)

Two UPVC double glazed windows, wood effect flooring, central heating radiator, television and telephone points and open to the kitchen area.

### KITCHEN

Fitted with a range of cream gloss wall, base and drawer units with complementary work surfaces and up-stands, inset one and a half bowl stainless steel sink, drainer and mixer tap, integrated electric oven, gas hob with extractor over, integrated washing machine and wall mounted glass shelves for ancillary storage.

## EXTERNAL

### FRONT

Communal gardens, bin storage area and an allocated parking space.

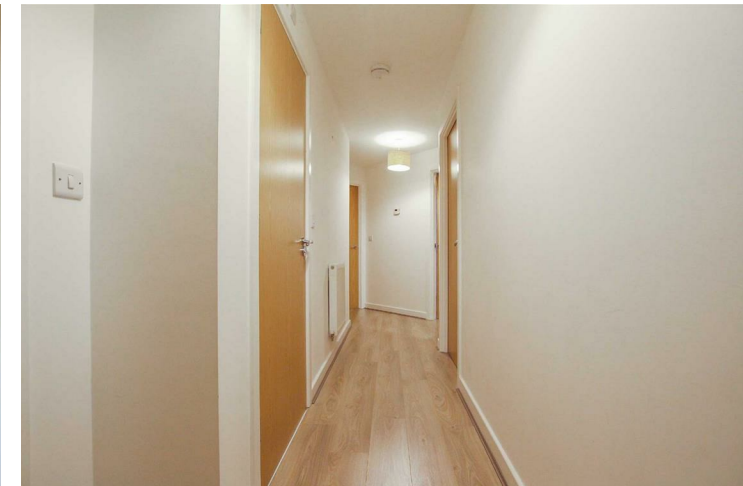
## AGENTS NOTES

Council Tax Band B.

EPC rating B

Please note that there is no lift in the building.

The property has a water meter.



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