

## 25 Bowland Court, Clitheroe

£130,000 Leasehold

Spacious 2-bed retirement apartment in central location. Lounge, fitted kitchen, 3-pce shower room, communal lounge, gardens, visitor parking. No onward chain. Scope to enhance.

Council Tax band: C

Tenure: Leasehold



This spacious two bedroom retirement apartment is situated on the second floor of Bowland Court, a well-regarded and discreetly tucked away complex for over 55's in the heart of town. The property offers an excellent central position, placing a wide range of amenities within easy walking distance, making day-to-day living both convenient and enjoyable. The apartment itself features a generous lounge and dining area, complete with an elegant fireplace, providing a welcoming space for relaxation or entertaining guests. The bright fitted kitchen is equipped with a built-in oven and hob. Both bedrooms enjoy attractive elevated roof top views, across towards Pendle Hill creating a pleasant and peaceful atmosphere. The hallway provides useful storage, while the modern three-piece shower room is designed with ease of access in mind. The apartment offers potential for further enhancement to suit personal tastes and benefits from being on the top floor of the complex with no apartments or neighbours above. Offered with no onward chain, this property presents an ideal opportunity for those seeking a comfortable retirement home with scope to add their own touch.

The complex boasts a range of communal facilities, including a spacious lounge for residents to enjoy social

gatherings or quiet moments. Outside, there is an attractive shared stone flagged patio area at the front, bordered by mature gardens and established shrubbery, which provides a tranquil setting for outdoor seating. Visitor parking is available, ensuring convenience for guests. This property combines the benefits of independent living with the reassurance of a friendly community and well kept outdoor spaces.

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- Spacious 2nd Floor Retirement Apartment
- 2 Bedrooms - With Attractive Elevated Views
- Generous Lounge & Dining Area - With Fireplace
- Bright Fitted Kitchen - With Built-in Oven & Hob
- Potential To Enhance Further - No Onward Chain
- Hallway With Storage & 3-pce Shower Room
- Excellent Central Town Position - Walking Distance To Amenities
- Tucked Away Complex - Communal Lounge & Gardens



**Communal Main Entrance**

Intercom entry system, attractive spacious front communal lounge, lift and staircases to all floors.

**Hallway**

Front entrance door into hallway, built-in wardrobes and cupboards with hanging space and shelving with mirrored doors, loft access, intercom phone entry system and emergency phone system. (connection required)

**Lounge & Dining Area**

Open plan lounge and dining area, electric panel radiators, feature fireplace surround and hearth housing electric fire, wall light points, TV point, uPVC double glazed windows with fantastic elevated views across towards Pendle Hill.

**Kitchen**

Modern cream fitted kitchen with wall and base units and laminate worktops, part tiled walls, under unit lighting, sink drainer unit with mixer tap, integrated electric oven, 4-ring electric hob with extractor filter, space for fridge freezer, tiled effect flooring.

**Bedroom One**

Double bedroom with carpet flooring, wall light points, uPVC double glazed window with fantastic rooftop outlooks and views across towards Pendle Hill, electric wall heater, TV point, fitted wardrobes, overhead cupboards and bedside drawer cabinets.

**Bedroom Two**

Carpet flooring, wall light point, electric wall heater, TV point, uPVC double glazed window with elevated outlooks.

**Shower Room**

3-pce suite comprising large double shower enclosure with sliding glazed screen, electric shower with seating, concealed low-level w.c., vanity wash basin with surface surround and cupboard under, electric towel radiator, recessed spotlighting, extractor fan, shaver point, electric wall fan heater.

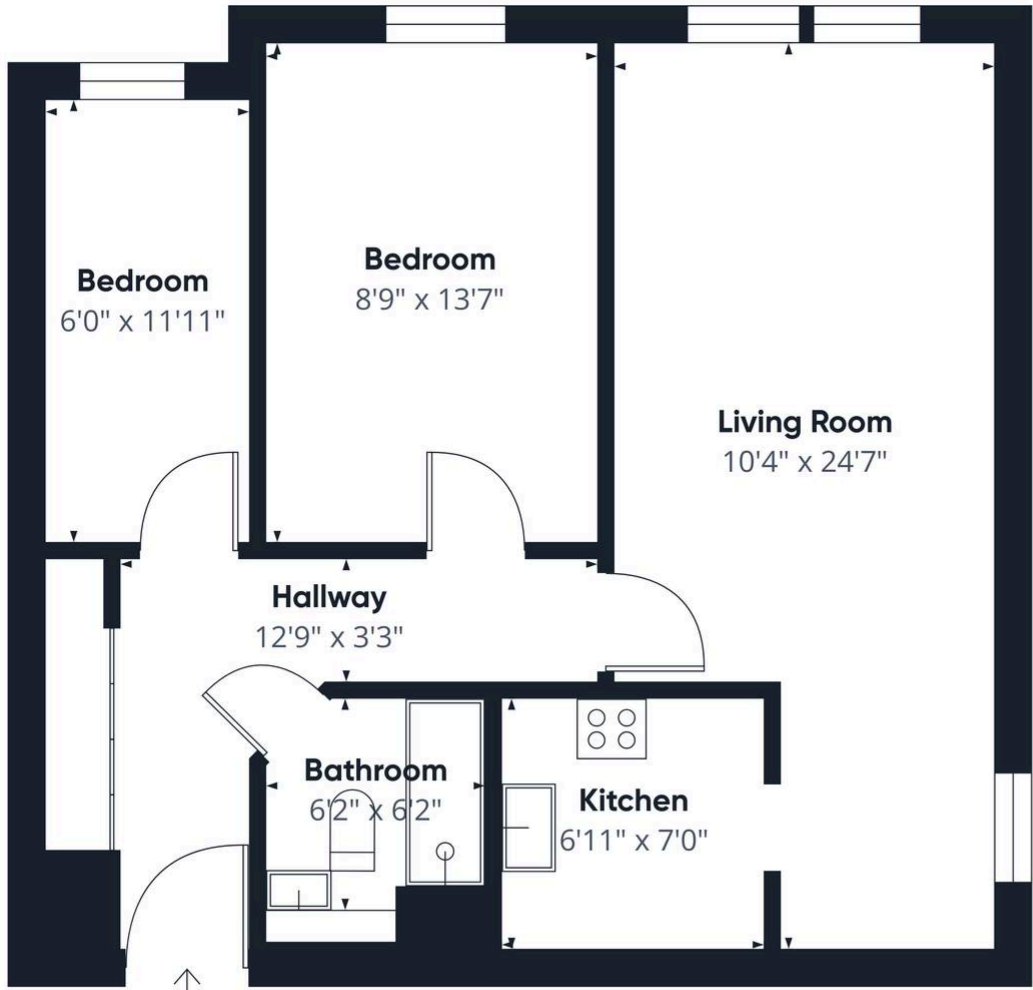
**Communal gardens**

There is an attractive shared communal front stone flagged patio area with mature garden borders and shrubbery and a tucked away lawned area. Visitor parking.

**Additional Information**

Please note the leasehold is 125 years from 1st January 1992. Ground rent - £135 per annum Service charge for 2026 is £4869.12 per annum - this will include the sinking fund and redecoration fund.





Approximate total area<sup>(1)</sup>  
586 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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