



17 Calderstones Drive, Calderstones Park, Whalley BB7 9JB

To Let: £625 PCM Unfurnished

A well presented and deceptively spacious ground floor apartment located on this highly popular residential development on the outskirts of Whalley with its many shops, restaurants and amenities. The internal accommodation briefly comprises an entrance hallway, lounge, kitchen, three good sized bedrooms and a family shower room. Externally there is an allocated parking space and additional visitor parking.

- No pets
- Non Smokers Only



17 Calderstones Drive, Calderstones park, Whalley BB7 9JB

Communal Entrance

Entrance Hallway - with airing cupboard

Lounge 16'1" x 10'10" (4.90 x 3.31m) - with a range of built-in solid wood furniture comprising shelving, cupboards and display cabinets, gas fire set in a feature fireplace with marble inset and hearth, ceiling coving, two radiators.

Breakfast kitchen 10'5" x 8'0" (3.19 x 2.44m) - with a range of light wood coloured wall and floor units, complementary worktops and tiled splashbacks, integrated appliances comprising an electric oven and grill, ceramic hob, pull out extractor fan with light, fridge/freezer, dishwasher, stainless steel sink and drainer with mixer tap, breakfast bar, ceramic tiled floor, inset lighting, radiator.

Bedroom 1 13'9" x 10'11" (4.21 x 3.33m) - with a range of fitted furniture comprising wardrobes and overhead cupboards, ceiling coving, radiator.

Bedroom 2 11'1" x 8'11" (3.38 x 2.71m) - with ceiling coving, radiator

Bedroom 3 9'11" x 7'8" (3.02 x 2.34m) - with ceiling coving, radiator

Shower room - fully tiled shower cubicle with plumbed shower, low suite wc, pedestal wash hand basin, fully tiled walls, inset lighting, radiator.

Outside - One allocated parking space plus additional visitor parking

Council Tax Band C **Energy Efficiency Rating Band C**

Location - From the centre of Whalley proceed along King Street in the Clitheroe direction, turn left at the mini roundabout onto Station Road. After approximately half a mile turn left onto Calderstones Park and the property is on the left before the T-junction.

Assured Shorthold Tenancy. Unless stated otherwise properties are available on an Assured Shorthold Tenancy for an initial period of 6 months.

Viewings. Viewings of all properties are strictly by appointment with this office.

Appliances. Appliances mentioned in the description have not been tested as to their working condition. For a full list of contents and appliances please see the property inventory which will be supplied by Athertons Lettings for managed properties or by the Landlord for non-managed properties.

Telephone. Where there is a telephone line in the property reconnection will be at the tenant's expense.

Damage Deposit. The successful applicant will be required to pay a Damage Deposit (usually equal to one months rent) which is refundable at the end of the tenancy.

Rent. Unless stated otherwise the rent is exclusive of gas, electricity, oil, water, telephone charges and Council Tax. In order to be able to rent this property your annual income should be at least 30 times the monthly rent.

Standard Charges. There is an application fee of **£75** plus **£125** for legal tenancy agreements. Payment of the first month's rent & damage deposit to be paid by bank transfer if possible.

Property Misdescriptions Act

Athertons Lettings for themselves and for the vendors or lessors of this property whose agent they are, give notice that::

All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permission for use, occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

No person in the employment of Athertons Lettings has any authority to make or give any representations or warranty whatsoever in relation to the property. These particulars are produced for the sole purpose of enabling prospective purchasers and tenants to decide whether they wish to view the property and are set out as a general guide only and do not constitute any part of a contract.