



## 1 bed apartment to buy in BB2

Preston New Road, Blackburn, Lancashire, BB2 6BF

**£65,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ IMMACULATE FIRST FLOOR APARTMENT
- ✓ KITCHEN (OPEN PLAN)
- ✓ SEPARATE BATHROOM
- ✓ INTERCOM SYSTEM & PEDESTRIAN GATES
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME BUYERS

This modern one bedroom, first floor apartment situated in the area of Blackburn Town Centre.

The property briefly comprises of: Hallway, open plan kitchen & reception room, bedroom and a bathroom.

The property is also walking distance to the town centre and is ideal for a couple or single occupancy or for investors

Hallway

Dimensions: 3.8m x 2.5m

The hallway comprises of: uPVC external door, ceiling light point x2, carpet to the floor and intercom.

Reception Room

Dimensions: 3.65m x 3.2m

The reception room comprises of: uPVC double glazed window, internal wooden door, ceiling light point, electric storage heater, TV/Phone point, carpet to the floor and is open plan with the kitchen.

Kitchen

Dimensions: 2.5m x 2.25m

The kitchen comprises of: Ceiling light point, fitted wall & base units, new electric oven & hob, stainless steel sink & drainer with mixer tap, laminate effect lino to the floor and is plumbed for a washing machine.

Bedroom One

Dimensions: 5.0m x 2.75m

Bedroom one comprises of: uPVC double glazed bay window, internal wooden door, ceiling light point, wall convection heater, phone point and carpet to the floor.

Bathroom

Dimensions: 2.5m x 1.3m

The bathroom comprises of: Ceiling light point, hand wash basin, W.C, bath with an overhead shower, wall fan heater, laminate effect lino to the floor and is partly tiled.

Outside

The property has off road secure parking and secure pedestrian gates

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 976

Annual Ground Rent Amount: £125.00

Annual Service Charge Amount: £1,040.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: Allocated

Year built: 2005

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water


Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Preston New Road, Blackburn, Lancashire, BB2 6BF

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,  
northwest@pattinson.co.uk, www.pattinson.co.uk**

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.

