

2 bed apartment to buy in BB2

Preston New Road, Blackburn, Lancashire, BB2 7AL

£15,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Residents parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Over 55's Retirement Village
- Furniture Included
- Residents & Visitors Parking
- EPC Rating B

Key Information

- Council Tax: Band B
- EPC Rating: B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Set within the highly sought-after Larmenier Retirement Village, this charming two-bedroom apartment offers independent living for the over 55s. Beautifully presented with a contemporay finish, the apartment features a spacious layout, including a generously sized lounge, study, modern fitted kitchen, two bedrooms, convenient WC, and a three-piece shower room. Enjoy a serene setting within a semi-rural environment surrounded by gardens and complemented by communal areas perfect for socialising, such as a lounge, restaurant, and garden room. Additional amenities include 24-hour assistance, a chapel, and parking for both residents and visitors. With no chain delay, this property is perfect for those looking to downsize.

Located just off Preston New Road, this property enjoys close proximity to a variety of local amenities, including shops, convenience stores, and doctors. It also boasts excellent bus routes and motorway links to Blackburn, Clitheroe, and Preston.

Please note the majority of the items in the property will remain and are included in the sale. Some items have been removed - buyers should refer to the legal pack for specifics or call us to discuss which items will be removed.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £400.00

Annual Service Charge Amount: £9,390.00

Price: Starting Bid £15,000

Property Type: Apartment

Parking: Residents

Year built: 2006

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

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Enterance

Dimensions: 5.22m x 2.07m by 2.78m x 0.97m (17'1" x 6'9" by 9'. Three ceiling light fittings, central heating radiator, coving to ceiling, smoke alarm, partially boarded attic storage space with pull down ladder access, doors to two bedrooms, a lounge with access to the kitchen, study, WC and shower room, additional doors to two storage cupboards, laminate flooring.

Living Room

Dimensions: 4.85m x 3.09m (15'10" x 10'1"). UPVC double glazed bay window, UPVC double glazed window, two ceiling light fittings, central heating radiator, coving to ceiling, smoke alarm, sliding doors to the kitchen, laminate flooring.

Kitchen

Dimensions: 3.07m x 2.19m (10'0" x 7'2"). UPVC double glazed window, a range of matte wall and base units with contrasting worktops, part tiled splash backs, inset stainless steel one and a half sink and drainer with high spout mixer tap, integrated four ring electric hob with stainless steel extractor hood, integrated electric oven in eye level unit, space for fridge freezer, ceiling light fitting, access via sliding door from lounge, laminate flooring.

Bedroom 1

Dimensions: 3.70m x 2.96m (12'1" x 9'8"). UPVC double glazed window, ceiling light fitting, ceiling spotlights, central heating radiator, coving to ceiling, built in bedroom furniture, carpeted flooring

Bedroom 2

Dimensions: 3.44m x 3.19m (11'3" x 10'5"). UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

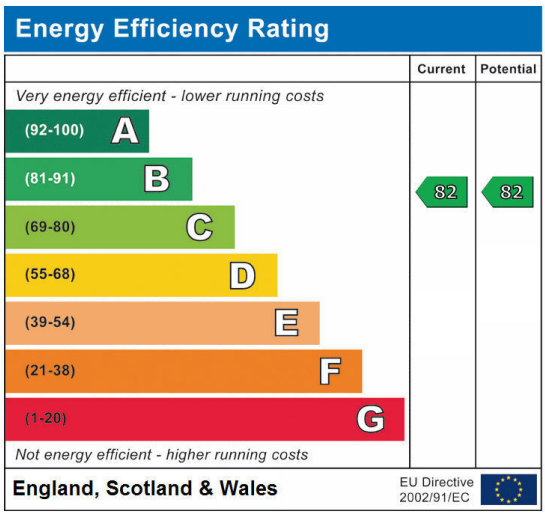
Study

Dimensions: 3.09m x 1.68m (10'1" x 5'6"). UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

Bathroom

Dimensions: 2.63m x 1.75m (8'7" x 5'8"). A three piece shower room comprising of: a low level, close coupled WC, vanity wash basin with mixer tap, walk-in shower cubicle with screen, full tiled elevations, ceiling light fitting, shaver socket, wall mounted storage unit, lino flooring.





Preston New Road, Blackburn, Lancashire, BB2 7AL

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 firms employment has the authority to make or give any representation or warranty in respect of the property.