



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(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.

## Imperial Court, Burnley, BB12 0PQ

### £74,995

TWO BEDROOM GROUND FLOOR APARTMENT WITH TENANT IN SITU

Situated in a convenient location in a popular area of Burnley, with easy access to major commuter routes along the M65 towards Colne and Blackburn, this two-bedroom ground floor apartment is being welcomed to the property market. Ideally suited for a single occupant, professional couple or rental investor looking for a neutrally finished ground floor apartment.

The property comprises briefly; entrance through the communal lobby to the ground floor entrance door leading to the inner hall. The inner hall has doors leading to two bedrooms, a three-piece bathroom suite and an open plan living/dining/kitchen. Externally there is allocated parking with gated access and communal gardens.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience.

# Imperial Court, Burnley, BB12 0PQ

£74,995



- Ground Floor Flat
- Three Piece Bathroom
- Leasehold
- Two Bedrooms
- Communal Gardens
- Council Tax Band A
- Open Plan Living Kitchen
- Allocated Parking
- EPC Rating: C

## Ground Floor

### Entrance Hallway

Intercom, alarm system, central heating radiator and doors to living kitchen diner, two bedrooms and bathroom.

### Living Kitchen Diner

17' x 16'10 (5.18m x 5.13m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with granite effect surfaces, inset stainless steel sink with drainer and mixer tap, electric oven with gas hob, extractor hood, space for washing machine and fridge freezer, boiler.

### Bedroom One

14' x 11' (4.27m x 3.35m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10'5 x 9'6 (3.18m x 2.90m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'9 x 5'9 (2.36m x 1.75m)

Central heating towel rail, three piece suite comprising: dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations, vinyl flooring and extractor fan.

### External

Gated access, allocated parking and communal gardens.

