



# Falcon & Foxglove

**16 Victoria Apartments, Padiham BB12 8PX**



A studio apartment located in the Victoria Mill development in Padiham. Comprising of open plan living, fitted kitchen and shower room. The property benefits also from double glazing, electric radiators & residents car park.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Studio Apartment**
- **Fitted Kitchen**
- **Modern Shower Room**
- **Popular Location**
- **Council Tax Band A**
- **Leasehold**
- **EPC Rating D**
- **Private Parking**

**£60,000**



**Falcon & Foxglove Estate Agents Limited,  
9 Manchester Road, Burnley BB11 1HQ**

Tel: 01282 416060

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**Entrance Vestibule**  
2.12m x 2.03m (6ft 11" x 6ft 7")

Laminate flooring

**Entrance Hall**  
6.18m x 1.05m (20ft 0" x 3ft 5")

Laminate flooring

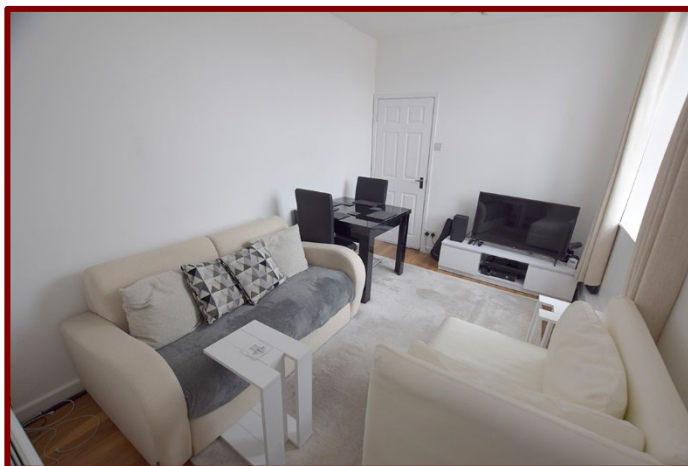
Storage cupboard

**Open Plan Living**  
3.96m x 2.78m (12ft 11" x 9ft 1")

Double glazed window to the side of the property

Laminate wood flooring

Radiator



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### **Kitchen**

**2.80m x 2.21m (9ft 2" x 7ft 3")**

Double glazed windows to the side and rear of the property

Laminate flooring

Fitted wall and base units

Laminate work surfaces

Stainless steel sink unit

Integrated electric oven and hob with cooked hood over

Plumbing for automatic washing machine

Radiator



### **Shower Room**

**2.99m x 1.65m (9ft 9" x 5ft 4")**

Double glazed window to the side of the property

Tiled flooring

Walk in shower with electric shower

Wall Vanity unit with basin

Low level w.c.



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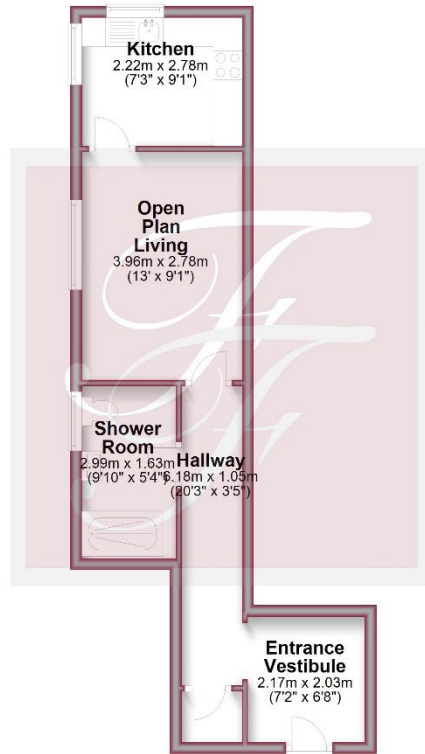
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### Ground Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



Total area: approx. 34.0 sq. metres (366.4 sq. feet)

Please note: Plans are to show room locations only and are not to scale

#### NOTES:

**VIEWING:** Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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