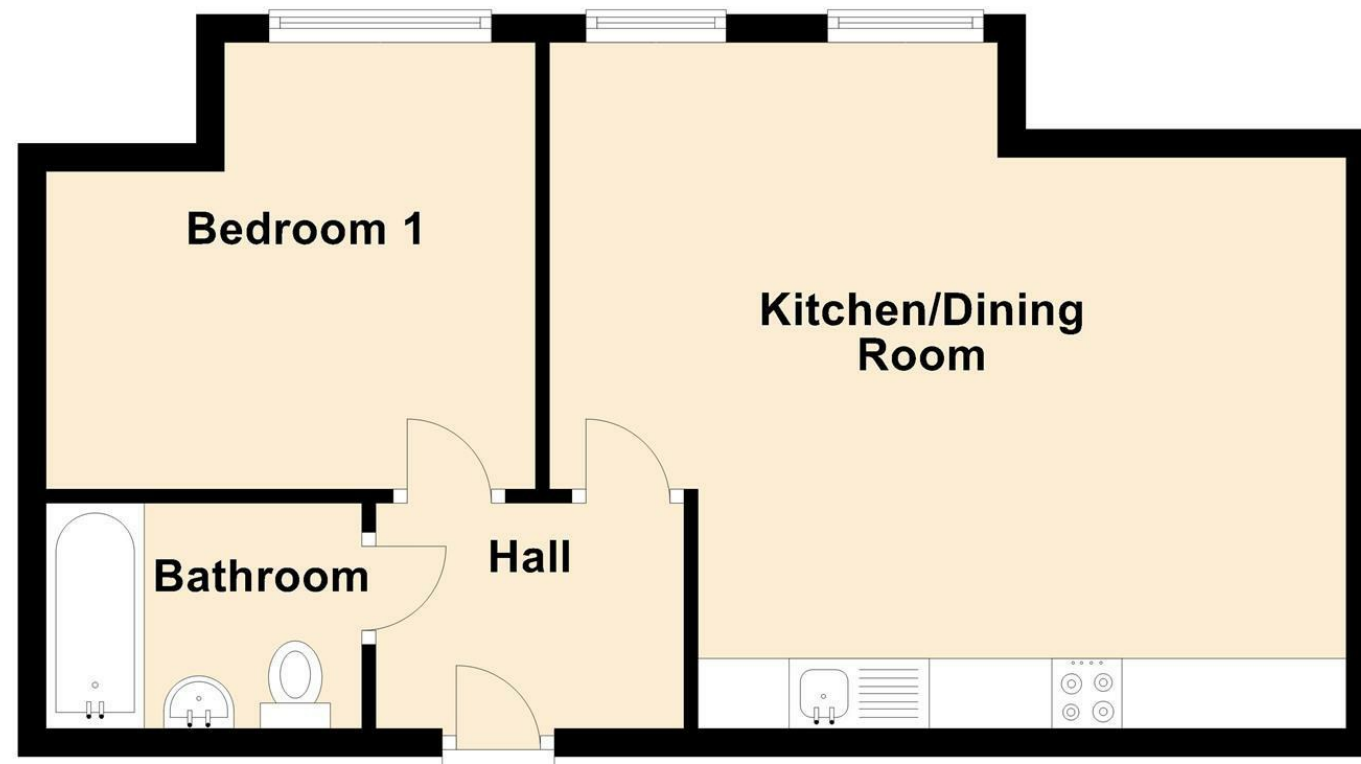


Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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.



Larmenier Retirement Village, Blackburn, BB2 7AL

£1,100

THE PERFECT RETIREMENT APARTMENT IN AN OVER 55'S DEVELOPMENT

This beautifully presented, generous size one bedroom first floor apartment is being proudly welcomed to the market from Southworth House on the increasingly popular Larmenier Retirement Village complex in Blackburn. Offering fantastic communal amenities, a pleasant restaurant, cinema, laundrette and activity rooms set within secure grounds. This property is the perfect home for a single occupant. Situated conveniently close for accessing local amenities, travel routes and with connections to network links to Preston, Clitheroe and Darwen.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious open plan living-kitchen, a double bedroom and shower room. Externally there are a wide range of facilities within the complex and beautiful communal gardens and off road parking.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Larmenier Retirement Village, Blackburn, BB2 7AL

£1,100

 1  1  1  C

- Attractive First floor Apartment
- Stylish Open Kitchen
- Activity Rooms With Restaurant- Library- Gym
- Over 55's
- Open Plan Living Room
- Close To Amenities
- Generous Bathroom
- Wonderful Surrounding Gardens
- Allocated Parking

Ground Floor

Entrance

Wood frame door to the hallway.

Hallway

7'4 x 5'1 (2.24m x 1.55m)

Smoke alarm, spotlights to the ceiling, door to the the open plan reception room-kitchen.

Reception Room-Kitchen

15'11 x 15'2 (4.85m x 4.62m)

Two UPVC double glazed windows, central heating radiator, electric fire, television point and range of cream wall and base units, granite effect surfaces, tiled splashbacks, stainless steel sink, drainer and mixer tap, integrated electric oven and four ring electric hob, extractor hood, space for fridge freezer, smoke alarm, spotlights and part wood flooring.

Bedroom One

11'4 x 10'5 (3.45m x 3.18m)

UPVC double glazed window, central heating radiator and television point.

Shower Room

7'7 x 5'1 (2.31m x 1.55m)

Electric heated towel rail, three piece suite comprising of dual flush WC, vanity top wash basin with traditional taps, direct feed shower enclosure,part tiled elevations, spotlights, extractor fan and tiled flooring.

External

Communal Grounds

Maintained communal gardens, allocated parking, chapel, gym, cafe, activity centre and library.



Tel: 01282507250

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