

# curtis law

## ESTATE AGENTS



### Astbury Chase, Darwen

\*\*\* CONTEMPORARY TWO BEDROOM GROUND FLOOR APARTMENT \*\*\*

Tucked away in a sought-after Darwen location, this impressive ground floor apartment resides within a peaceful residential cul-de-sac. Offering an excellent opportunity for downsizing, the property features generous living spaces, including a spacious lounge, well-appointed kitchen, master bedroom and second bedroom, sleek three-piece bathroom suite, private allocated parking, adorned with neutral tones, this home provides a versatile canvas for personalisation.

Conveniently positioned just off Olive Lane, the property provides easy access to various local amenities, such as convenience stores, shops and reputable schools. Darwen Train Station is merely a five minute drive away, offering superb connectivity to Blackburn, Accrington, Burnley, Preston and beyond.

Don't miss the chance to view this exceptional property! Reach out to our sales team to schedule a viewing today!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Ground Floor Flat
- Allocated Parking Space
- Leasehold - 231 Years Remaining
- Communal Gardens
- Two Bedrooms
- Service Charge - £73.35 Monthly
- Gas Central Heating
- Perfect For Downsizing
- Double Glazing Throughout

**Offers in excess of £75,000**

# Astbury Chase, Darwen

## Ground Floor

### Entrance Vestibule

4'11" x 3'6" (1.50m x 1.09m)

Ceiling light fitting, central heating radiator, door to lounge, carpeted flooring.

### Lounge

14'7" x 10'1" (4.46m x 3.08m)

UPVC double glazed window, ceiling light fitting, central heating radiator, open access to kitchen, door to hallway, carpeted flooring.

### Kitchen

8'0" x 5'11" (2.44m x 1.82m)

UPVC double glazed window, a range of cream gloss wall and base units with wood effect worktops, part tiled splashbacks, inset stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, ceiling spotlights, central heating radiator, vinyl flooring.

### Hallway

10'1" x 3'1" (3.08m x 0.95m)

Ceiling spotlights, central heating radiator, smoke alarm, doors to two bedrooms, a three piece bathroom suite and under stair storage, carpeted flooring.

### Bathroom

6'5" x 4'10" (1.96m x 1.48m)

A three piece bathroom suite comprising of: a close coupled, dual flush WC, full pedestal wash basin, panel bath with direct feed showerhead, part tiled elevations, ceiling light fitting, central heating radiator, shaver socket, vinyl flooring.

### Bedroom One

11'1" x 9'2" (3.40m x 2.81m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

### Bedroom Two

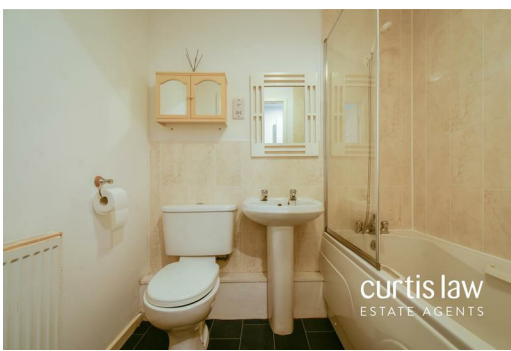
8'9" x 7'8" (2.67m x 2.34m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

### External

Private, designated parking space.

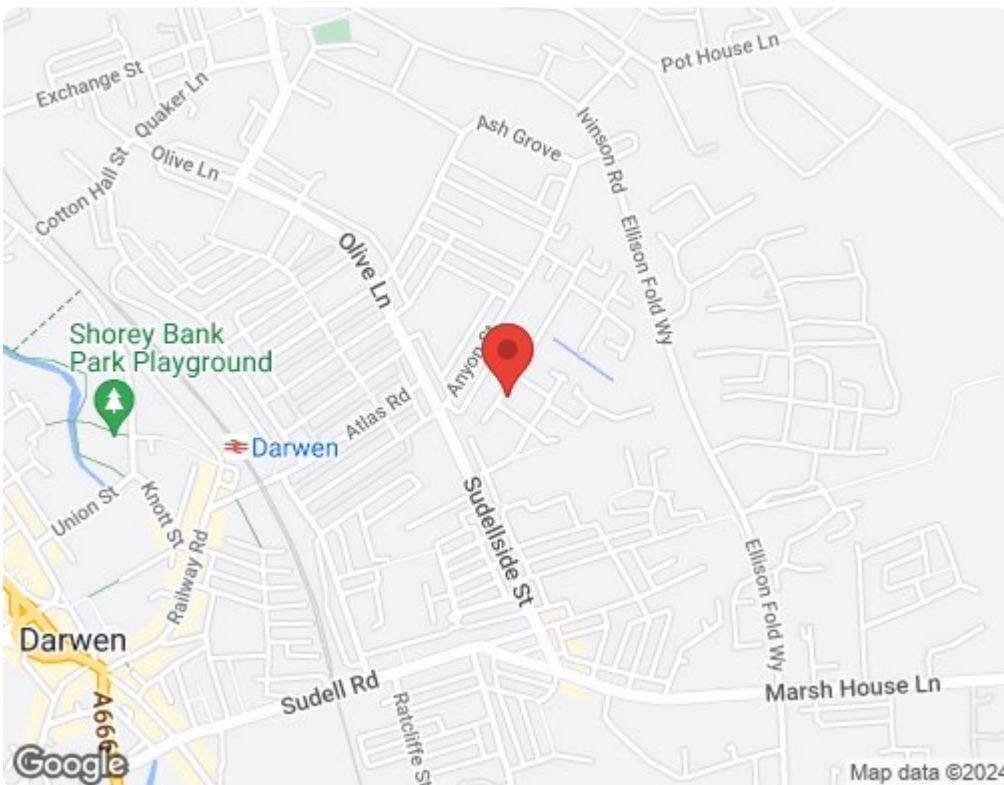
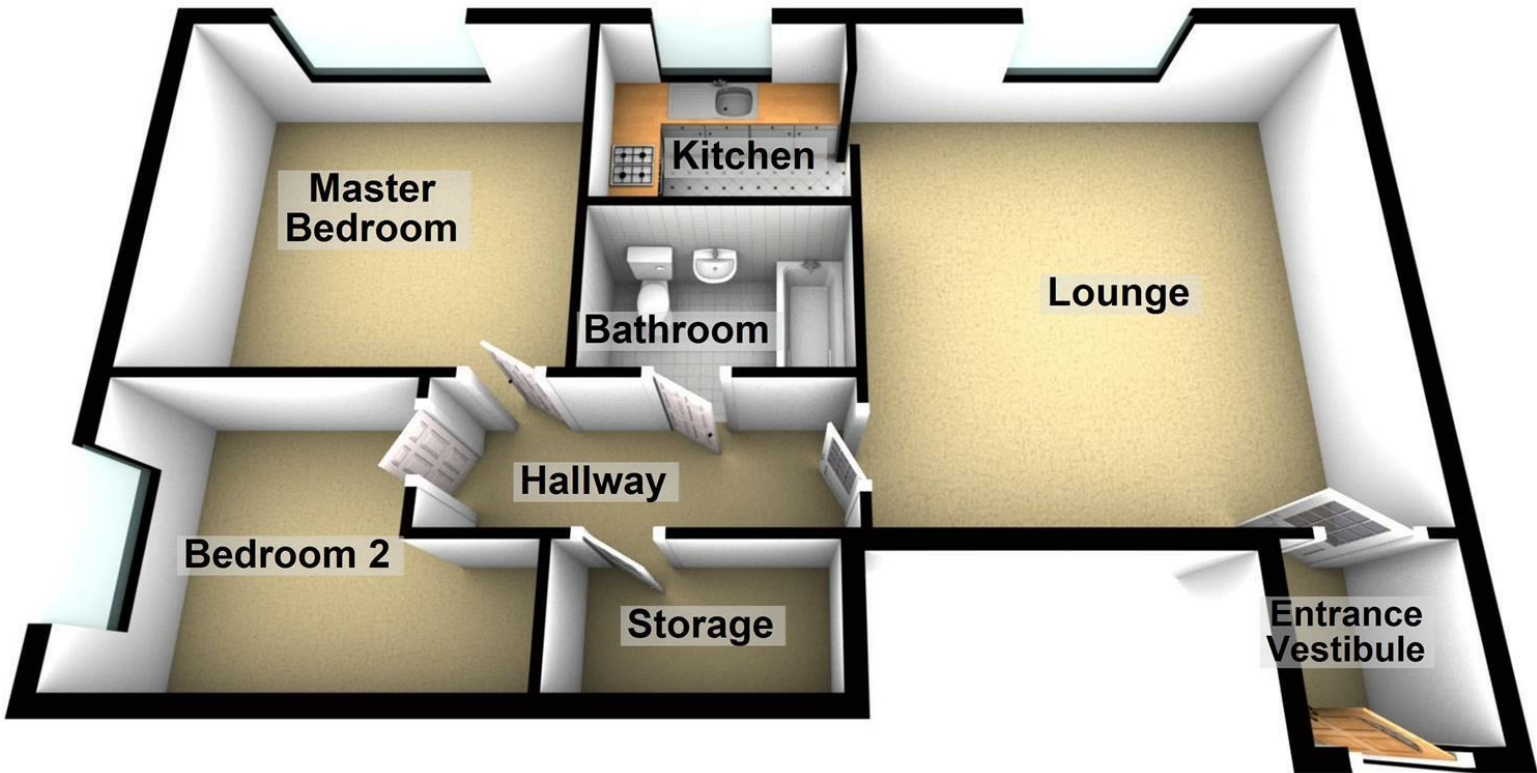
### Agents Notes



Tenure: Leasehold  
Council Tax Band: A (Blackburn with Darwen)  
EPC: C  
Water Meter  
Combi boiler (serviced)  
Property Type: Two Bedroom Apartment  
Property Construction: Stone  
Number & Type of Rooms: Lounge, kitchen, hallway, storage, bathroom, master bedroom, second bedroom.  
Water Supply: Unknown  
Electricity Supply: Unknown  
Gas Supply: Unknown  
Sewerage: Unknown  
Heating: Gas central heating  
Broadband: Unknown  
Mobile Signal: Good  
Parking: Private Allocated Parking  
Building Safety: No  
Rights & Restrictions: No  
Flood & Erosion Risks: No  
Planning Permissions & Development Proposals: No  
Property Accessibility & Adaptions: No  
Coalfield & Mining Area: No



# Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
	<b>80</b>	<b>80</b>
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		