

# curtis law

## ESTATE AGENTS



### Preston New Road, Blackburn

\*\*\* STUNNING TWO BEDROOM APARTMENT FOR OVER 55'S - NO ONWARD CHAIN \*\*\*

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 contemporary 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.

To arrange a viewing, please contact our sales team on 01254 920200.

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.

- First Floor Apartment
- Two Double Bedrooms
- Residents & Visitors Parking
- Over 55's Retirement Village
- Modern & Beautifully Presented
- Council Tax Band B
- No Chain Delay
- Communal Gardens
- Leasehold

**Offers in excess of £100,000**

# Preston New Road, Blackburn

## First Floor

### Entrance Hall

17'1" x 6'9" by 9'1" x 3'2" (5.22m x 2.07m by 2.78m x 0.97m)

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.

### Bedroom Two

11'3" x 10'5" (3.44m x 3.19m)

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

### WC

5'3" x 2'2" (1.61m x 0.68m)

A two piece WC comprising of: a low level, close coupled WC, full pedestal wash basin, ceiling light fitting.

### Study

10'1" x 5'6" (3.09m x 1.68m)

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

### Bathroom

8'7" x 5'8" (2.63m x 1.75m)

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.

### Lounge

15'10" x 10'1" (4.85m x 3.09m)

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

10'0" x 7'2" (3.07m x 2.19m)

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 One

12'1" x 9'8" (3.70m x 2.96m)

UPVC double glazed window, ceiling light fitting, ceiling spotlights, central heating radiator, coving to ceiling, built in bedroom furniture, carpeted flooring.

## External

Communal gardens surrounding the complex, communal residents parking, visitors parking.

## Accessibility

A ramp at the front of Woodcock House provides wheelchair-friendly access to the complex.

A fob is used to access the complex, featuring an automatic entry/exit door.

Lift to first floor and wide easy rise staircase.

## Agents Notes

Tenure: Leasehold - Service Charge: £683.93 pcm / Ground Rent: £33.33 pcm

Council Tax Band: B - Blackburn with Darwen

EPC: B

Property Type: First floor apartment

Property Construction: Brick

Water Supply: Water meter

Electricity Supply: Mains - currently British Gas

Gas Supply: Mains - currently British Gas

Sewerage: Mains - drains

Heating: Gas central heating

Broadband: Excellent

Mobile Signal: Excellent

Parking: Residentials and visitors communal parking spaces

Building Safety: No issues that sellers are aware of

Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown - unlikely

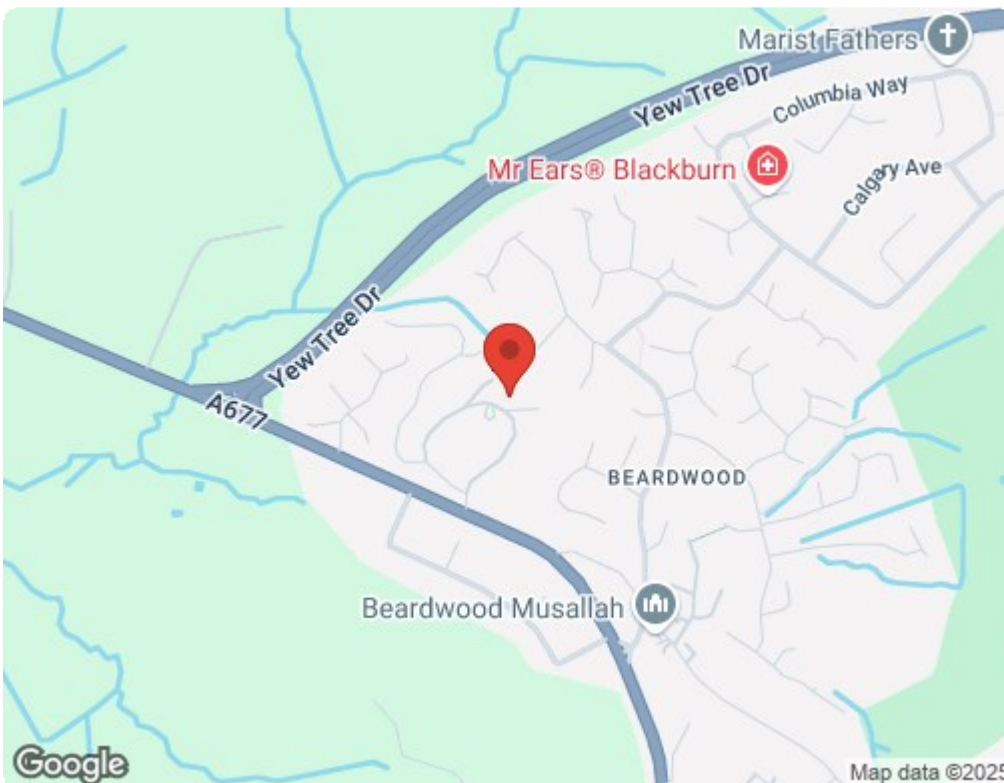
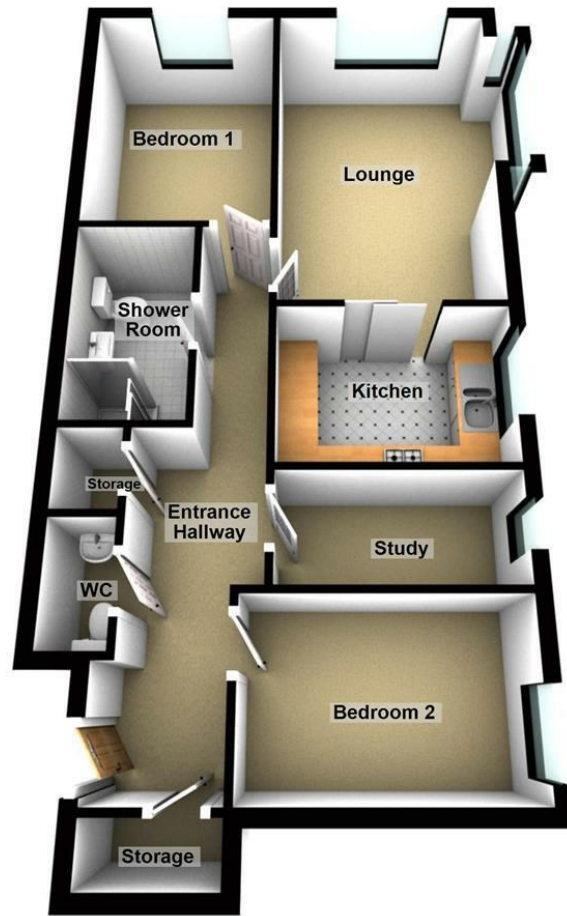
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

Coalfield & Mining Area: Unknown



### Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC