

curtis law

ESTATE AGENTS



Preston New Road, Blackburn

Situated in the heart of Blackburn, this charming one-bedroom apartment just off Preston New Road offers a delightful living experience tailored for those over 55. Built in 2017, this purpose-built residence spans an inviting 431 square feet, providing a comfortable and manageable space for retirement living.

The apartment features a well-appointed reception room, perfect for relaxation or entertaining guests. The bedroom is designed to be a peaceful retreat, while the bathroom is equipped with modern amenities to ensure convenience and comfort.

Set within secure grounds, this property is part of an ideal retirement village that fosters a sense of community and safety. Residents can enjoy a variety of on-site facilities, including a restaurant, bar, coffee lounge, chapel, launderette, craft room, and even a cinema. These amenities not only enhance the quality of life but also encourage social interaction among neighbours, making it a perfect choice for those looking to downsize without compromising on lifestyle.

This flat is not just a home; it is a gateway to a vibrant community, offering both independence and support in a serene environment. Whether you are seeking a peaceful retreat or a lively community atmosphere, this property is sure to meet your needs. Embrace the opportunity to enjoy a fulfilling retirement in this wonderful setting.

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.

- Council Tax Band: A
- In-House Amenities
- Cinema, Craft Room & Coffee Lounge
- Communal Gardens And Accommodation
- Local Transport Links & Shuttle Bus
- Regular Apartment Cleaners
- Off-Street Parking
- Tenure: Leasehold
- EPC Rated: C

Chain Free £39,950

Ground Floor

Hallway

7'6" x 7'4" (2.31 x 2.26)

Ceiling spotlights, smoke alarm, door to living room, master bedroom and bathroom, storage cupboard, carpeted flooring.

Living Room

14'11" x 10'5" (4.55 x 3.20)

UPVC double glazed window, electric heater, feature wall light, ceiling light fitting, television point, open access to kitchen, carpeted flooring.

Kitchen

8'0" x 6'7" (2.46 x 2.01)

A range of wall and base units with granite effect worktops, tiled splashbacks, stainless steel sink with drainer and mixer tap, integrated electric oven, four ring electric hob and extractor hood, space for fridge, ceiling spotlights, smoke alarm, wood effect vinyl flooring.

Master Bedroom

11'10" x 9'10" (3.63 x 3.00)

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

Bathroom

7'4" x 5'10" (2.26 x 1.78)

Chrome heated towel rail, direct feed enclosed shower, full pedestal wash basin with mixer tap, close coupled dual flush WC, part-tiled elevations, ceiling spotlights, extractor fan, tiled effect vinyl flooring.

External

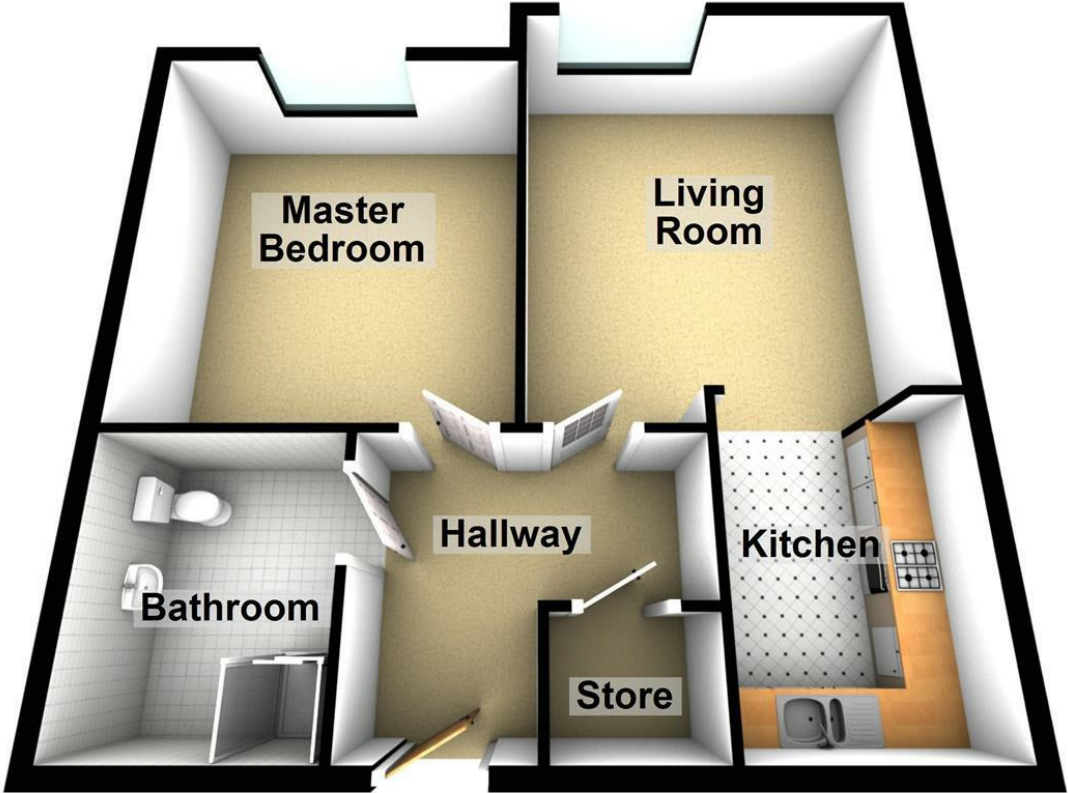
In-House

Communal gardens, off-street parking, communal lounge, chapel, bistro, restaurant, library, cinema, garden-room, in-house assistance.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		