



43 Kemp Court Whalley New Road, Ramsgreave

£115,000 Leasehold

BEAUTIFULLY PRESENTED APARTMENT IN SOUGHT AFTER BROWNHILL LOCATION WITH NO CHAIN DELAY! Set within this great community stands this one bedroom, first floor apartment in Kemp Court, providing a high standard of residential accommodation for over 55's. This move in ready home is complete with well maintained communal gardens, as well as off road parking for residents.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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This modern apartment briefly comprises an entrance hallway, where the boarded loft can be accessed. The bright and spacious lounge provides a wonderful space to relax and features neutral décor and a gas fire with a marble hearth, adding character to the room. The contemporary kitchen boasts ample storage in the form of base and eye level units in a stylish, high gloss finish in white. The space benefits from contrasting counter tops, beautiful grey tiling, and a large window filling the room with plenty of natural light. The 12ft master bedroom features fitted wardrobes providing all important storage and offers a wonderful space to unwind. Completing this superb property internally is the two piece shower room in white! The property is warmed through gas central heating and benefits from double glazing throughout.

Kemp Court are committed to supporting independent living and is situated within walking distance to excellent amenities including convenience stores, a pharmacy, a fantastic bakery and beauty salons/barbers. Bus routes into Blackburn and the Ribble Valley are easily accessible, as well as fantastic walking routes close by. You'll enjoy well maintained communal gardens, as well as residents parking. Kemp Court hold regular coffee mornings, keep fit classes and social gatherings for residents! Early viewing is highly advised for this delightful apartment.



Entrance

Carpet mat flooring, stairs leading up to the first floor, double glazed uPVC front door.

Hallway

Carpet flooring, ceiling coving, loft access, panel radiator.

Lounge

Carpet flooring, ceiling coving, electric fire with marble hearth and surround, x2 double glazed uPVC windows, panel radiator.

Kitchen

Laminate flooring, fitted wall and base units with contrasting work surfaces, sink and drainer, electric hob and oven, extractor fan, integral fridge freezer, space for washing machine, tiled splash backs, x2 double glazed uPVC windows, panel radiator.

Master Bedroom

Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

Bathroom

LVT flooring, three piece in white comprising of mains fed shower enclosure, wc and basin, tiled splash backs, ceiling spot lights, frosted double glazed uPVC window, panel radiator.



