



HUNTERS[®]
HERE TO GET *you* THERE

Preston New Road, Blackburn, BB2 7AL

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Asking Price: £190,000

Hunters are very pleased to present this immaculate retirement home on the 'Larmenier Retirement Village'. This practical first floor apartment provides all the necessities to cope with later life in a fun, safe and welcoming environment. Decorated throughout to a beautiful standard this makes the perfect retirement home.

Situated in a private woodland ground setting this complex provides peace of mind for you and your loved ones with first class services ranging from full catering facilities to an on site doctor.

The apartment briefly comprises; lounge, fitted kitchen, two double bedrooms, three piece wet room and a separate WC. There are lovely views from all rooms overlooking the green woodland area. Double glazed is installed along with gas central heating which can be altered and changed via a thermostat. Access to the apartment is via a video/intercom secure-entry system and the Village is covered by CCTV around the grounds.

The site itself offers a wide range of activities to keep everyone entertained along with social areas. Things such as; restaurant catering, self service bar, gym, laundry facilities, cinema room and an on site chapel.

There is a monthly service charge which covers things like; village manager & administrative costs, window cleaning, gardening work, buildings insurance, internet access, service/maintenance costs.

* The site is only available for adults aged 55 and over *

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LOUNGE

4.24m (13' 11") x 4.85m (15' 11")

KITCHEN

3.35m (11' 0") x 2.16m (7' 1")

BEDROOM ONE

3.05m (10' 0") x 3.68m (12' 1")

BEDROOM TWO

3.02m (9' 11") x 4.14m (13' 7")

WET ROOM

1.52m (5' 0") x 2.74m (9' 0")

WC

1.55m (5' 1") x 0.64m (2' 1")

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01254 706471

OPENING HOURS:

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 4.00pm

THINKING OF SELLING?

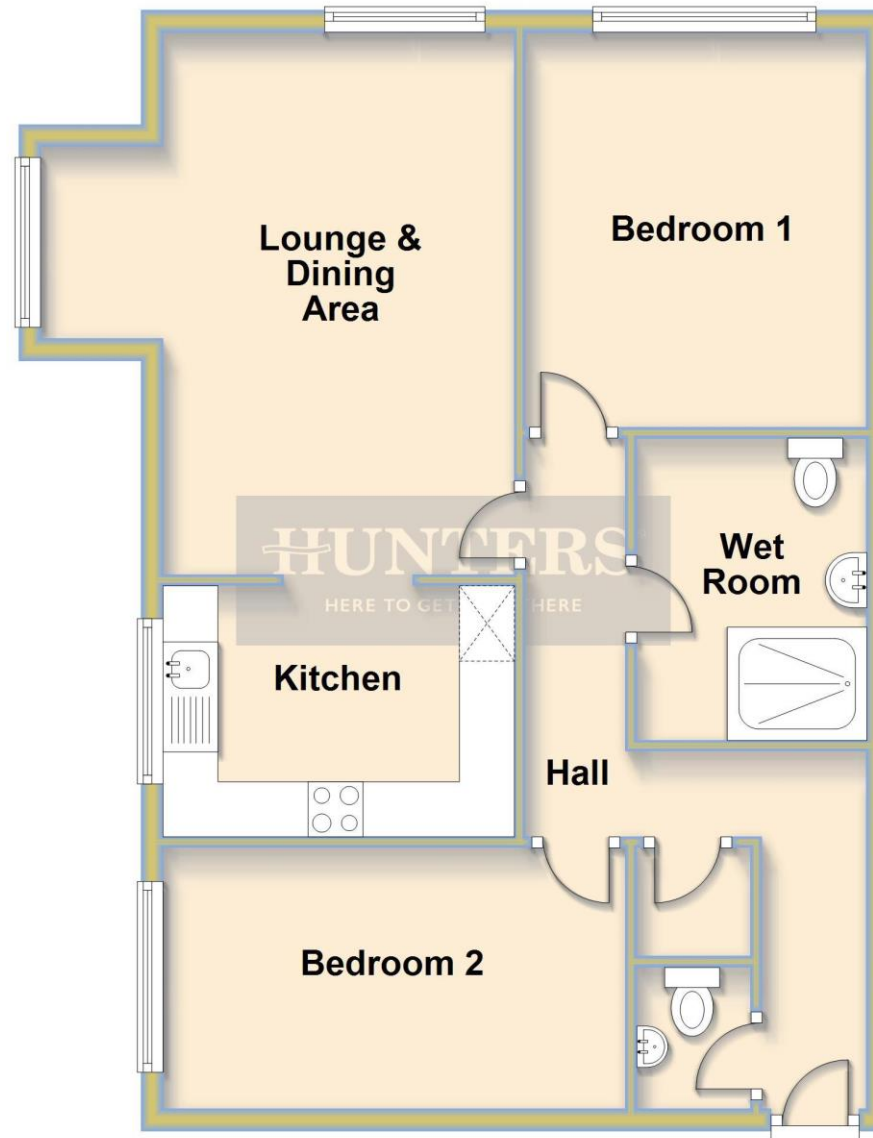
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Floorplan

Approx. 694.0 sq. feet



Total area: approx. 694.0 sq. feet

This floorplan was produced by Hunters Estate Agents & must not be copied or duplicated.
Plan produced using PlanUp.



