

## DESCRIPTION

**\*\*TWO BEDROOM FIRST FLOOR APARTMENT \*\* \*\* POPULAR AREA \*\***

This modern two-bedroom apartment is nestled in a sought-after area of Padiham, offering a blend of comfort and convenience. The property boasts a master bedroom, complete with a gorgeous Romeo & Juliet balcony and a private en suite, providing a tranquil retreat from the hustle and bustle of daily life.

The second bedroom offers ample space, making it perfect for guests or a home office. The heart of the apartment is the generously sized open-plan kitchen and living area, designed for modern living. The kitchen is well-equipped, and the living area provides a welcoming space for relaxation and entertainment.

A separate family bathroom complements the en suite, ensuring enough facilities for all.

One of the property's standout features is its prime location. It's situated within a short walk from Padiham town centre, a vibrant hub boasting a variety of shops, restaurants, and other amenities. Whether you're looking for a leisurely shopping trip, a delicious meal out, or local services, everything is conveniently close.

Please call us to book your viewing appointment on 01282 968668







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### **Hallway 10'4 x 9'4**

Fitted carpet, radiator, spotlights, smoke alarm and storage cupboard.

### **Kitchen / Living area 18'5 x 15'6**

Living area - Two radiators, fitted carpet, two uPVC double glazed windows and ceiling light point.

Kitchen area - A mix of wall and base units, boiler cupboard, electrical sockets for worktop appliances, vinyl flooring, spotlights to the ceiling, integrated fridge / freezer, chrome sink with mixer tap, gas hob, oven and overhead extractor point.

### **Bedroom one 12'2 x 9'5**

uPVC double glazed patio doors with Romeo & Juliet balcony, radiator, fitted carpet, ceiling light point and ceiling coving.

### **En-suite 5'4 x 5'1**

Partially tiled walls, pedestal sink, shower cubicle with mains fed shower, push button WC, laminate flooring, heated towel rail and extractor.

### **Bedroom two 11'4 x 8'9**

Fitted carpet, uPVC double glazed window, ceiling coving and ceiling light point.

### **Bathroom 6'4 x 5'2**

Heated towel rail, push button WC, sink with chrome mixer tap, spotlights, extractor point, panelled bath with mains fed overhead shower and partially tiled walls.

### **Consumer Protection Regs**

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'A'

999 Years from 01/01/2006 annual ground rent - the current owner has advised he does not pay any ground rent & a £70 PCM payment covers buildings insurance, maintenance of communal areas etc.

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - Allocated Parking Bay

Rights and easements – Unknown by the vendor

Restrictions – Unknown by the vendor

Building safety – No visible risks

Accessibility/Adaptations – Wheelchair access to main entrance of building and lift access to the first floor.

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by the vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor



## **Disclaimer**

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order

## **Publishing**

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## **Viewings on Brochure**


Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

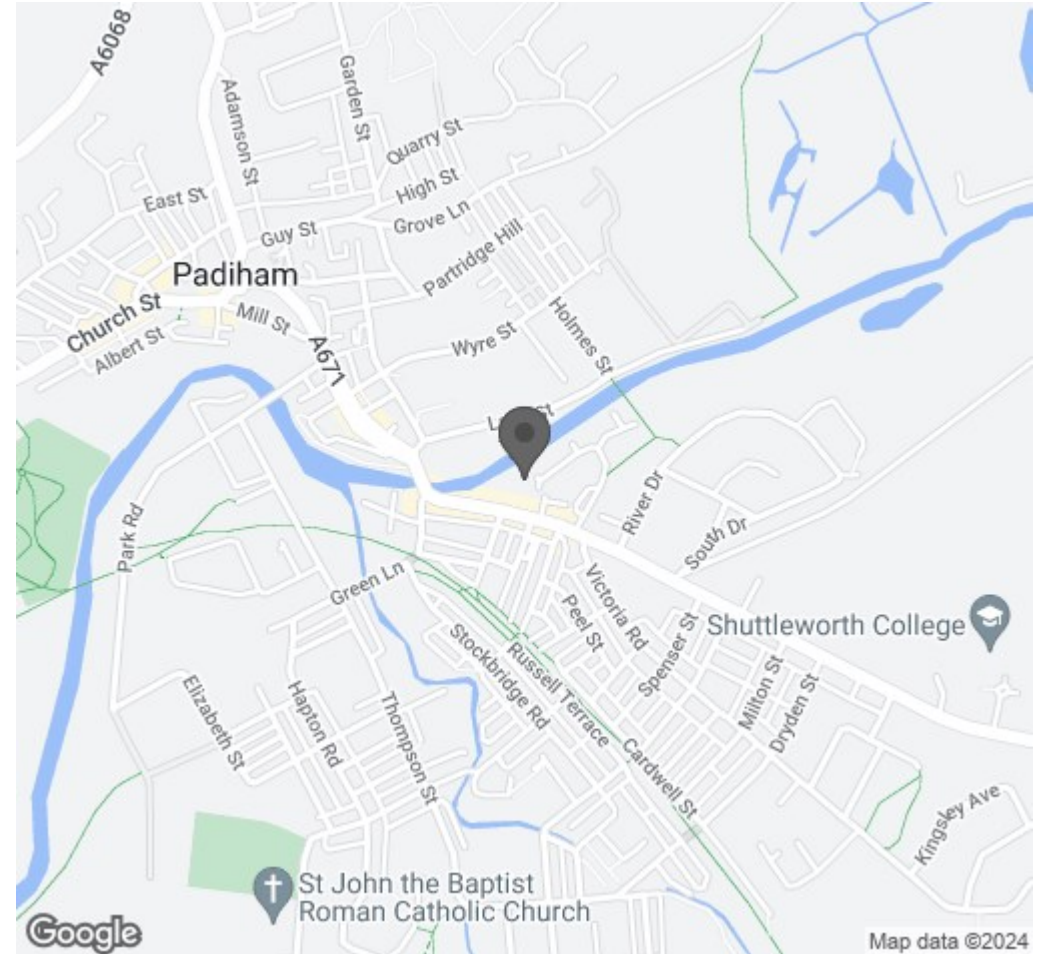
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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>England &amp; Wales</b>	EU Directive 2002/91/EC	



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