



 BRITISH PROPERTY AWARDS 2023  
★★★★★ SILVER WINNER  
ESTATE AGENT IN NORTH WEST (LANCASHIRE)

 BRITISH PROPERTY AWARDS 2023  
★★★★★ GOLD WINNER  
ESTATE AGENT IN BURNLEY

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FARDELLA & BELL

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Plot 41, KELD development, Trough Laithe Road

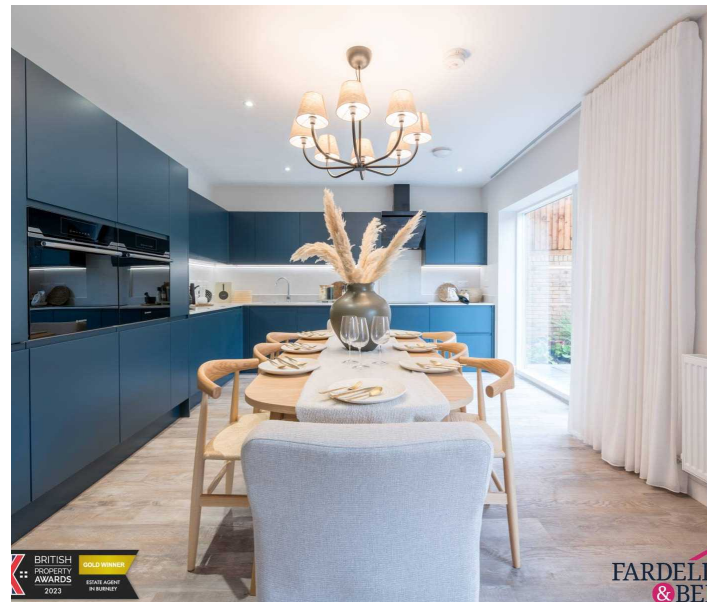
Fixed Price £330,000

## Plot 41, KELD development

Trough Laithe Road, Barrowford

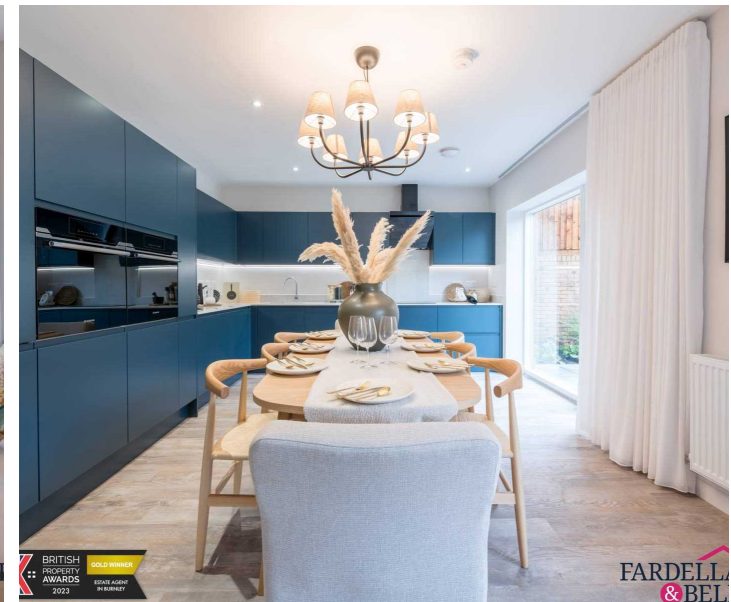
Tenure: Leasehold

- New Build
- Fully Fitted Kitchen - Choice of 10 different colourways
- Silestone Worktops & Upstands
- 10 Year NHBC Build Warranty
- Leasehold - 999 Years
- "Wondrwall" Intelligent Home System Included
- 50% + Shared Ownership
- Turf
- Moduleo Flooring



### General description

Heylo 'Home Reach' Annual Costs: Administration Fee - £308.77 Building Insurance - £110.00 - £140.00 (approx)\*\*  
Rent is charged at 2.75% on HEYLO owned share and will increase annually by RPI + 0.5% We give you more as standard, NO hidden extras. Fully fitted kitchen with a choice of 10 different colourways • 'Hoover' and/or 'Haier' integrated appliances to kitchen: - o 2 & 3 beds - one single oven, induction hob & fridge/freezer o 4 beds - two single ovens, induction hob, fridge/freezer and dishwasher • 'Silestone' worktop and upstand to kitchen (matching complementary laminate worktop to 'lootility') • 'Moduleo' flooring to kitchen and all wet areas • Triple glazed windows to upper floor/s and double glazing to ground floor



### General description

- Full height tiling to double shower enclosure, half height tiling behind sink and WC and two tile height tiling around bath
- Mirrored vanity wall cabinet and heated towel rail to bathroom and ensuite
- Fitted wardrobe to main bedroom
- Landscaped front garden & turf to rear
- Shed to rear garden (4 beds only) - Cycle store to rear garden (3 beds only)
- 'Wondrwall' intelligent home system (one switch installed to ground floor only)

### General description

- Open plan, flexible living – you choose if you'd like your kitchen to the front, or rear of your new home (subject to build stage and not available as an option on all house types – check with Sales Executive)
- 'Grain' hyperfast broadband available from move-in (subject to subscription fee)
- 10-year NHBC build warranty
- Properties sold as LEASEHOLD for 999 years (no ground rent payable as Shared Ownership and will revert to Freehold upon 100% ownership) \*\* Estate Management Charge – £247.00 per annum

### General description

To sweeten the deal for any buyers referred through Fardella & Bell, we are excited to offer you an exclusive incentives worth up to £330rrp. This includes Amazon products such as the Ring Doorbell, an additional smart speaker, and the Echo 8 Smart Display, perfectly aligning seamlessly with the modern and tech-savvy nature of this homes, that will perfectly complement the modern country living experience. (Images are for illustrative purposes and are of the show homes on the Keld, Barrowford Site)





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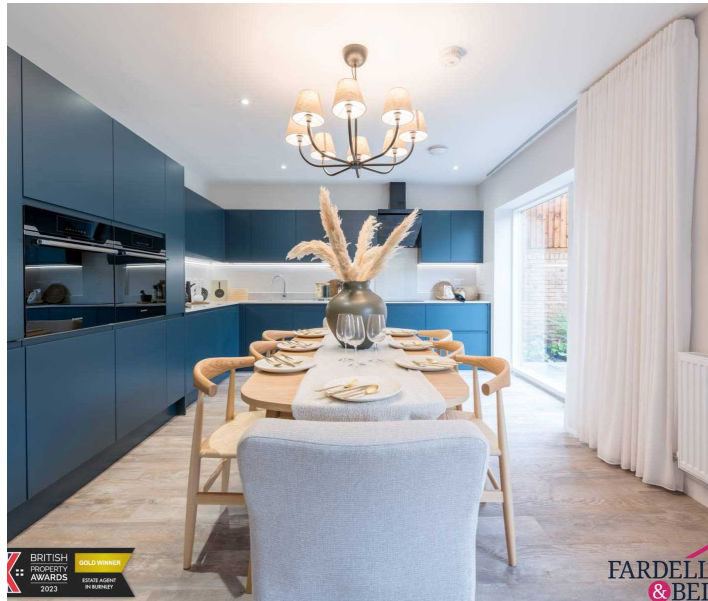
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## Fardella & Bell Estate Agents

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