





2 St. Matthews Court

Burnley, Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- First floor apartment
- Parking to the rear
- One double bedroom
- Modern three piece bathroom suite
- Located nearby to local amenities
- Over 55's development



Living Room

With fitted carpet, ceiling light point, uPVC windows, storage cupboard and a wall mounted electric fire.

Kitchen

A mixture of wall and base units, an induction hob and integrated oven, inset sink with chrome tap, ceiling light point, space for a freestanding fridge/ freezer, plumbing for a washing machine and a uPVC window.

Bathroom

With fully tiled walls, a panelled bath with over head mains fed shower, laminate flooring, a push button toilet, frosted uPVC windows and a pedestal sink.

Bedroom 1

A room of double proportions with built-in storage, fitted carpet, a ceiling light point and a uPVC window.

Additional Information

2 St Matthew's Court is a OPSO (Older Persons Shared Ownership) scheme, if a 70% share is owned by the leaseholder, there is no rent payable on the remaining 30%, only a service charge. The leaseholder must also be aged 55. The scheme must remain under OPSO, so the option to sell 100% of the property is not possible.

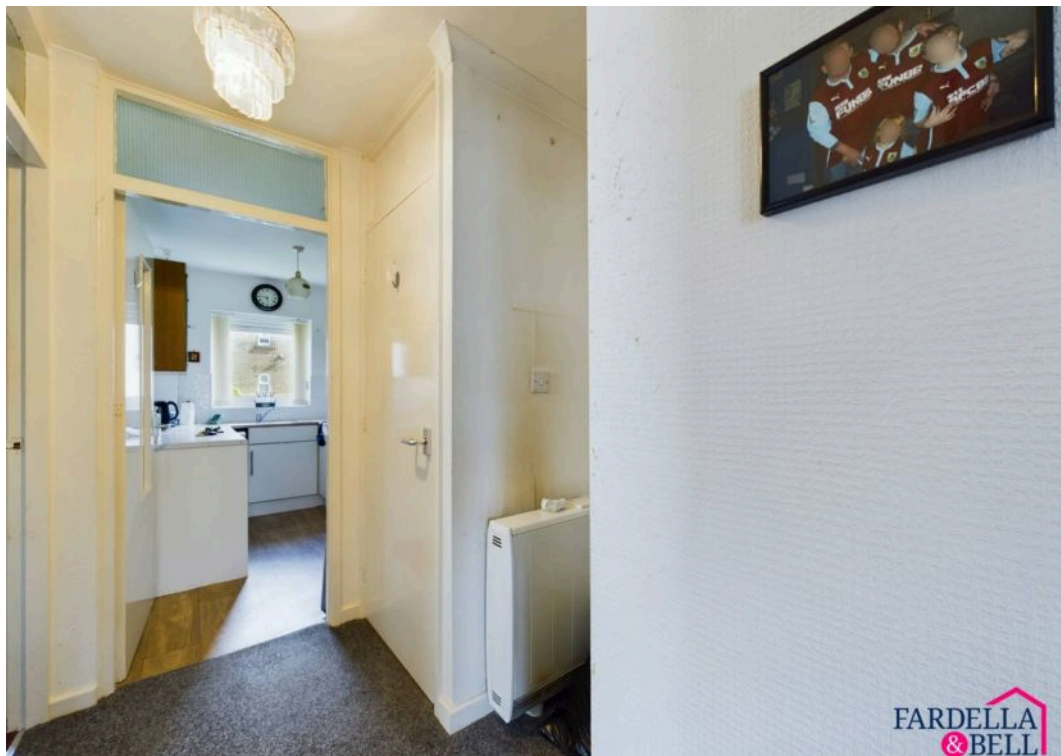
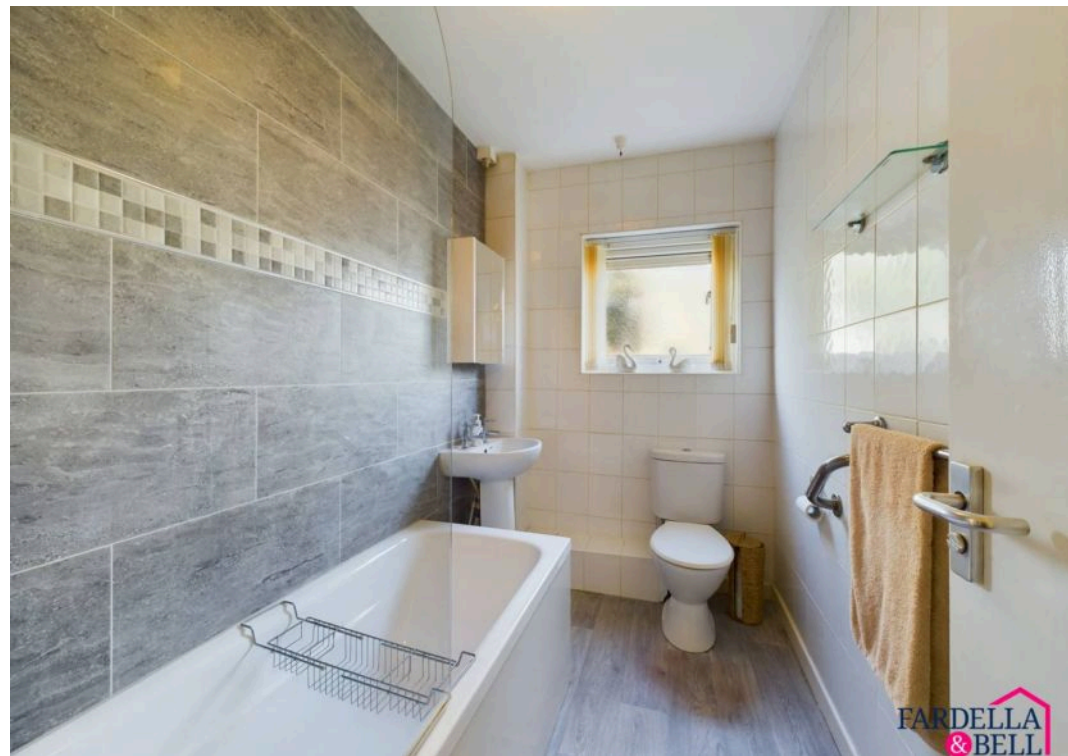
Consumer Protection Regs

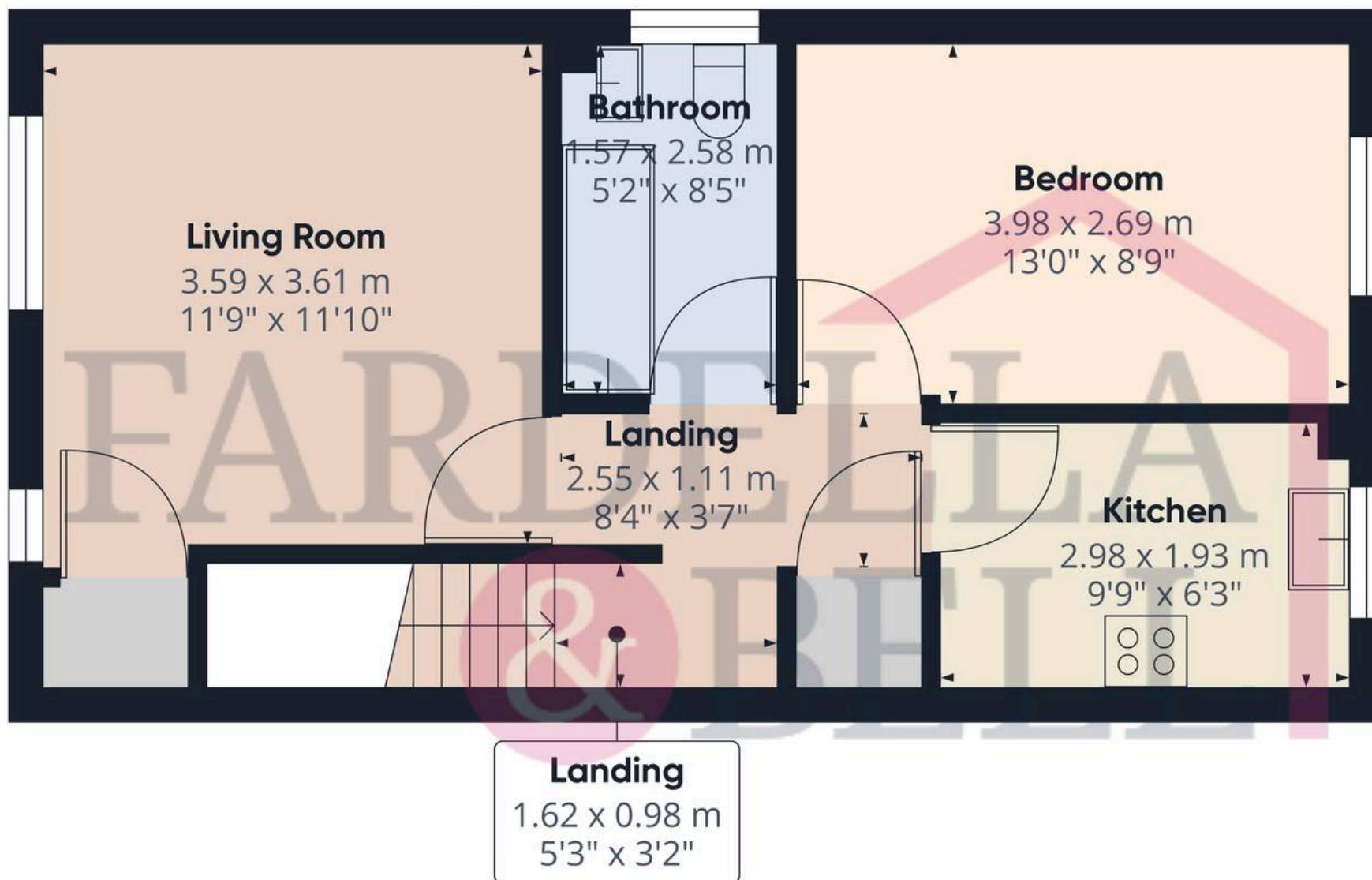
To comply with Consumer Protection Regulations we have been advised by our vendors on the following information: The tenure of this property is 'Leasehold' and the Council Tax Band is 'A' if a 70% share is owned by the leaseholder, there is no rent payable on the remaining 30%, only a service charge. Parking - On Street/ Allocated Parking Bay Rights and easements - Unknown by vendor Restrictions - Unknown by vendor Building safety - no visible risks Accessibility/Adaptations - Wall railings have been installed Utility supply - Mains gas, electric and water. Coastal erosion risk - None Planning permission - Unknown by 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 &







Approximate total area⁽¹⁾

40.37 m²

434.54 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ALLOCATED PARKING

1 Parking Space





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