



## 11 Cornmill Court, Waddington

£165,000 Leasehold

**\*\* ATTRACTIVE TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT IN SOUGHT-AFTER VILLAGE ON EDGE OF OPEN COUNTRYSIDE \*\*** An ideal hassle free purchase for first time buyers, professionals or downsizers alike with superb open living accommodation, fully modernised on small tucked away complex with private parking.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Nestled within a tucked away complex in the sought-after village of Waddington, this deceptive modern 2-bedroom mid-terraced apartment offers a charming retreat for downsizers, professionals, or first-time buyers. Situated on the 1st floor, this inviting residence presents two ample double bedrooms with excellent loft storage, providing abundant space for relaxation or storage needs. The impressive light-filled open living space boasts a modern equipped kitchen seamlessly flowing into the lounge and dining area, while a welcoming hallway leads to a convenient 3-piece bathroom for added comfort and functionality. Boasting a rare opportunity for apartment living in Waddington, this property is within easy reach of nearby Clitheroe and offers countryside walks right from your doorstep, ensuring a perfect blend of convenience and tranquility.

Outside, the property further impresses with its allocated parking space and communal patios, along with visitor parking, ensures hassle-free parking for residents and guests alike, while well-stocked garden borders add a touch of natural beauty to the surroundings. Don't miss this chance to embrace a modern lifestyle in an idyllic village setting, where the charm of Waddington

meets the convenience of contemporary apartment living.

- Deceptive Modern 1st Floor Apartment
- Tucked Away Complex – Sought After Village Location
- 2 Ample Double Bedrooms, Excellent Loft Storage
- Impressive Light Filled Open Living Space
- Modern Equipped Kitchen; Dining Area
- Welcoming Hallway & 3-pce Bathroom
- Perfect For Downsizers/Professionals/First Time Buyers
- Allocated Parking Space & Communal Patios



**Main Entrance**

Main front entrance into well kept communal ground floor hallway with staircase leading to first floor apartments and landing areas.

**Internal Apartment Entrance Hallway**

Spacious welcoming hallway with attractive wood flooring, panelled radiator, storage cupboard, also housing Worcester combination gas central heating boiler, space for tumble dryer and storage.

**Open Plan Lounge & Dining Room**

Attractive wood flooring, panelled radiator, television point, uPVC double glazed window, intercom phone entry system, open to kitchen:

**Kitchen**

Modern fitted maple wood style wall, base and drawer units with contrasting laminate working surfaces, tiled splashback, built-in electric oven and grill, 4-ring gas hob, stainless steel sink drainer unit with mixer tap, plumbing for washing machine, space for fridge freezer, extractor fan, tiled flooring.

**Bedroom One**

Carpet flooring, panelled radiator, television point, uPVC double glazed window, loft access with wooden drop down ladder leading to a well appointed loft storage room with power and lighting.

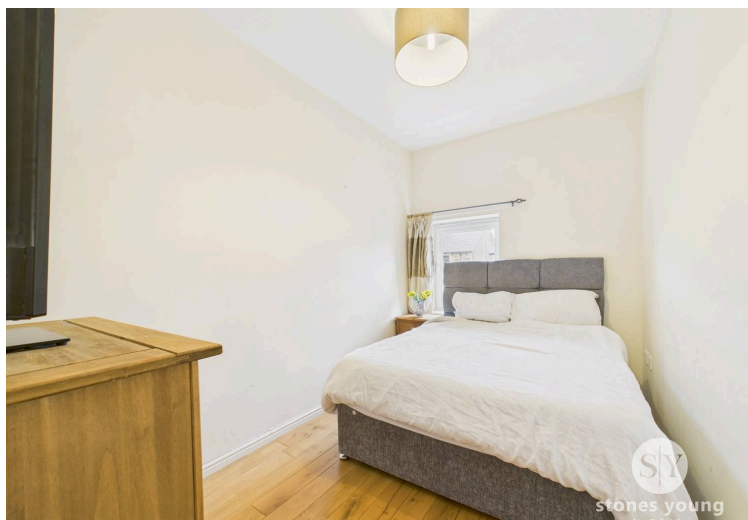
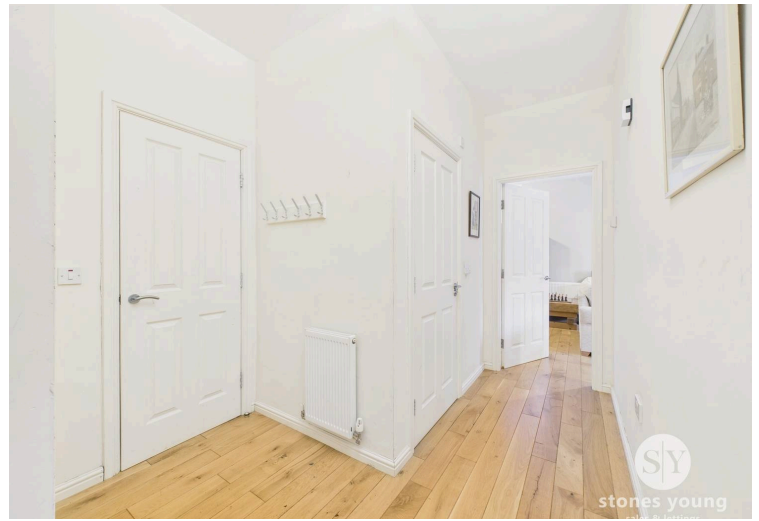
**Bedroom Two**

Attractive wood flooring, panelled radiator, television point, uPVC double glazed window.

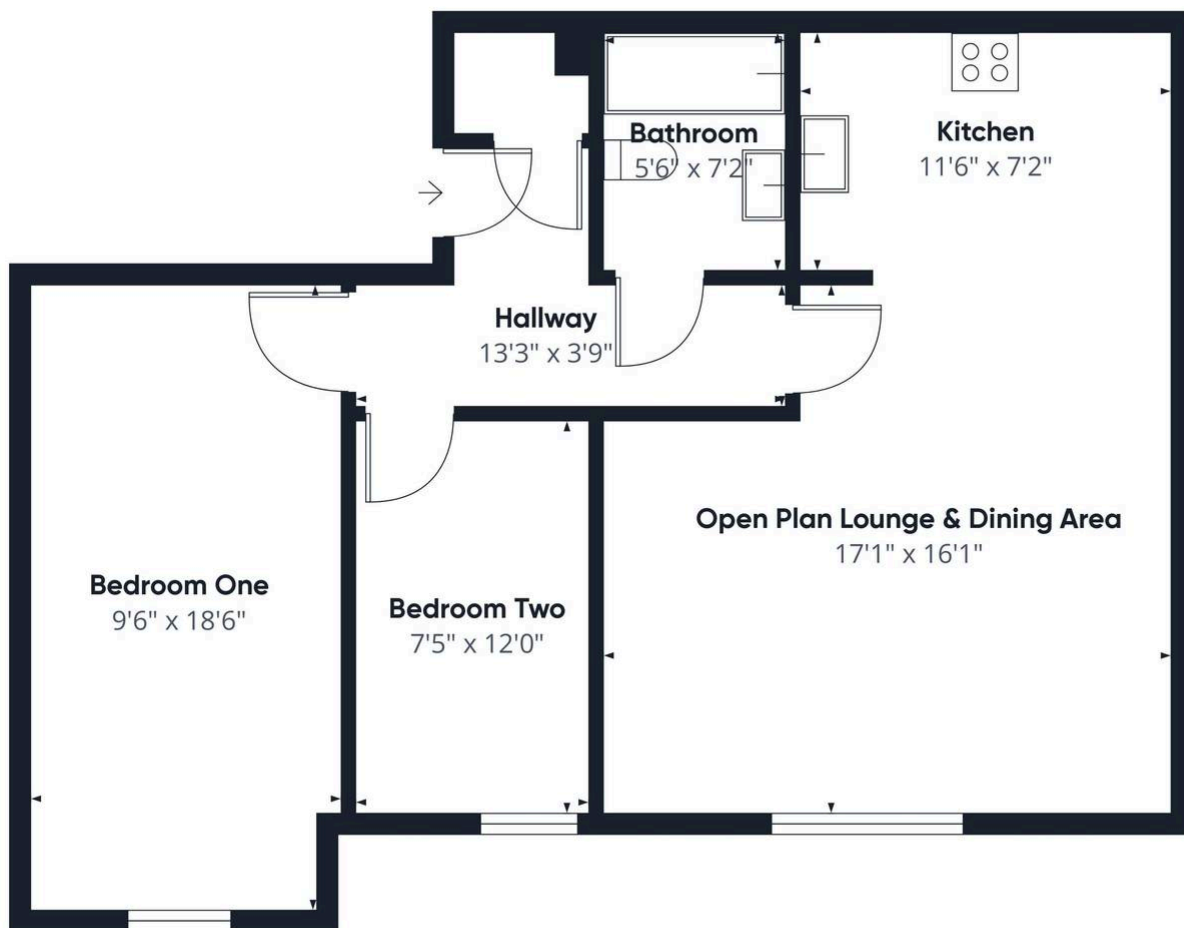
**Bathroom**

Bright 3-pce white suite comprising panelled bath with electric shower over, pedestal wash basin with hot and cold taps, low level w.c., panelled radiator, extractor fan, vinyl flooring.









Approximate total area<sup>m</sup>  
721.6 ft<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360