

3 DICKENS COURT
BROCKHALL VILLAGE
BB6 8HT

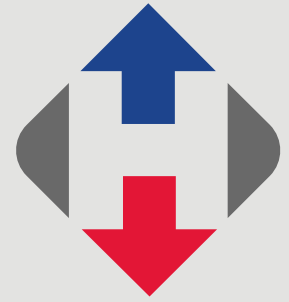
Offers around £185,000



- Priced to sell
- Allocated parking spaces
- 2 spacious double bedrooms
- House bathroom & en-suite to master
- Spacious top floor apartment
- Juliet balconies to front & rear
- Gas CH & UPVC double glazing
- 103 m2 (1,110 sq ft) approx.

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Situated on the sought after Brockhall Village development, Dickens Court offers luxury accommodation with a mixture of apartments and townhouses. This top floor apartment has been well maintained and offers bright and spacious accommodation throughout with Juliet balconies overlooking the front and rear.



Accommodation comprises an entrance hallway with large storage cupboard, large bright living room open to the dining area of the spacious and fully fitted kitchen, two good-sized double bedrooms, the master of which enjoys a 3-piece en-suite shower room and a separate house bathroom with a shower. Allocated parking is to the front of the building. The apartment is priced to sell and ready to go.

LOCATION: Leave Clitheroe on the A59 bypass and head in the direction of Preston. At the large roundabout near Langho take the third exit and then almost immediately turn right again by Northcote Manor onto Northcote Road. Follow this road to the end and turn right at the T-junction before turning left onto the Brockhall Village development. Drive through the gates and straight over the mini roundabout before taking the next left turn onto Cherry Drive and then take a left hand turn onto Dickens Court. Number 3 is on your right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALLWAY: With external door, intercom system, alarm point, built-in storage cupboard housing electric meters and hot water system and double doors to:

LIVING ROOM: 4.7m x 5.8m (15'6" x 19'1"); with television point, telephone point, 2 wall light points, contemporary wall-mounted gas fire and open to:

DINING KITCHEN: 3.5m x 6.3m (11'5" x 20'10"); with a range of modern fitted base and matching

wall storage cupboards with complementary work surfaces and a range of appliances including built-in electric oven and grill, built-in microwave, built-in fridge-freezer, built-in dishwasher, 4-ring gas hob with a stainless steel extractor hood over, one-and-a-half bowl stainless steel sink unit, housed Vaillant combination central heating boiler, French doors to Juliet balcony and low voltage lighting.

BEDROOM ONE: 4.8m x 5.4m (15'8" x 17'8"); with fitted wardrobes to one wall, French doors to Juliet balcony and low voltage lighting.

EN-SUITE SHOWER ROOM: With a 3-piece suite in white comprising a concealed low level w.c., pedestal wash-hand basin and a corner shower enclosure with plumbed shower, part-tiled walls and heated stainless steel towel rail.

BEDROOM TWO: 3.5m x 5.4m (11'5" x 17'8"); with fitted wardrobes to one wall.





HOUSE BATHROOM: With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a panelled bath with a plumbed shower over, vanity curtain and rail, fully tiled walls and heated stainless steel towel rail.

OUTSIDE: The property benefits from allocated parking for two cars.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D.

TENURE: Leasehold with the remainder of a 999 year lease. The freehold is currently with Brockhall Village Ltd - they have served notice as they want to dispose of the freehold and all the appropriate notices have been served on all owners.

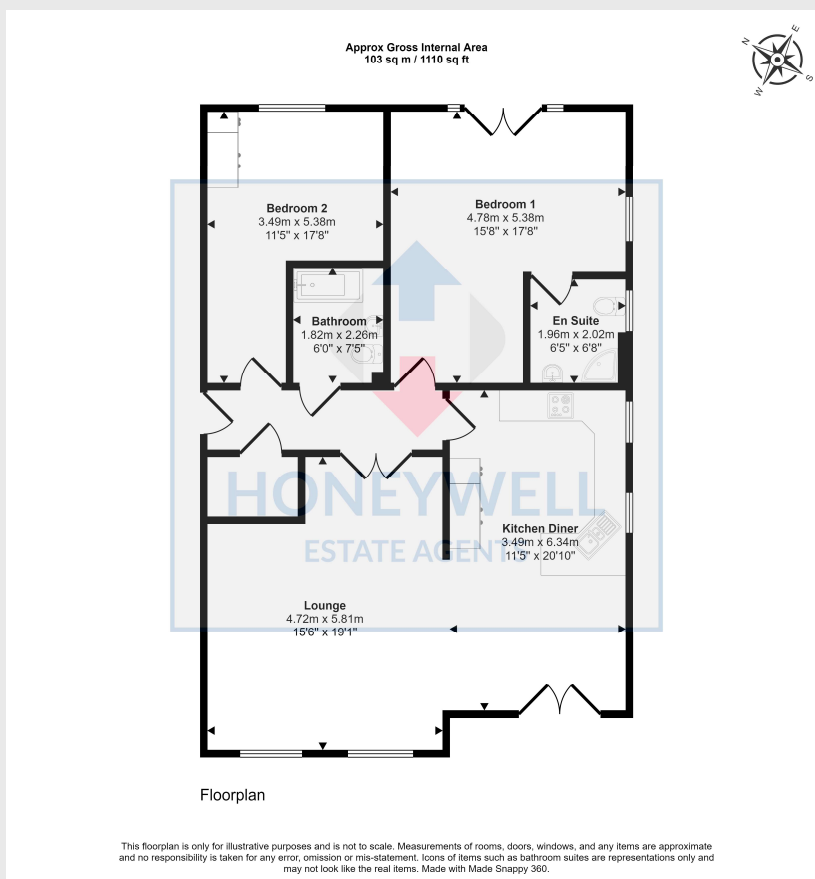
SERVICE CHARGE: The property is subject to a service charge which covers a range of services including building's insurance, cleaning and maintenance. At the time of writing, we were

informed that the service charge for the property is approx. £1,490 per annum. In addition, there is an estate charge of approx. £850 per annum which covers landscaping, maintenance and security.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





3 Dickens Court, Brockhall Village, BB6 8HT
MJ/CJ/290524

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