



Total area: approx. 66.6 sq. metres (717.0 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Preston New Road, Blackburn, BB2 7AL

£119,950

A PERFECT TWO BEDROOM APARTMENT ON A SOUGHT-AFTER RETIREMENT COMPLEX

This beautifully presented, generously sized two-bedroom ground floor apartment is being proudly welcomed to the market within Arrowsmith House on the increasingly popular Larmenier Retirement Village complex on the outskirts of Blackburn. Offering fantastic communal amenities, a pleasant restaurant, cinema, laundrette and activity rooms set within secure grounds. This property is the perfect home for a single occupant or a couple looking for the perfect downsized with no chain delay! Situated conveniently close for accessing local amenities, travel routes and with connections to network links to Preston, Clitheroe and Darwen.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious living room, two double bedrooms, WC and shower room. The kitchen then leads through to a contemporary fitted kitchen. Externally there are a wide range of facilities within the complex and beautiful communal gardens and off-road parking, as well as a patio area to surrounding the apartment.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Ground Floor Apartment
- Fitted Kitchen
- Off Road Parking
- EPC Rated B
- Sought After Retirement Complex
- Two Bright Double Bedrooms
- Council Tax Band Is B
- Spacious Living Area
- Three Piece Shower Room
- Leasehold Property

Ground Floor

Entrance

Enter via a hardwood door leading into the hall.

Hall

21'11 x 10'03 (6.68m x 3.12m)

Central heating radiator, coving to the ceiling, smoke alarm, store cupboard, doors leading to a reception rooms, two bedrooms, shower room and WC.

WC

5'06 x 2'06 (1.68m x 0.76m)

Dual flush WC, pedestal wash basin with traditional taps, extractor fan, lino flooring.

Reception Room One

16'02 x 13'06 (4.93m x 4.11m)

UPVC double glazed box window, central heating radiator, coving to the ceiling, smoke alarm, television point, sliding door leading into the kitchen, UPVC double glazed patio doors leading out to the rear.

Kitchen

10'05 x 7'06 (3.18m x 2.29m)

UPVC double glazed window, range of cream wall and base units with wood effect surfaces, tiled splashbacks, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, integrated boiler, smoke alarm, extractor fan, wood effect flooring.

Bedroom One

12'07 x 10'01 (3.84m x 3.07m)

UPVC double glazed window, central heating radiator, coving to the ceiling, smoke alarm, fitted wardrobes.

Bedroom Two

13 x 9'10 (3.96m x 3.00m)

UPVC double glazed window, central heating radiator, coving to the ceiling, smoke alarm.

Shower Room

9'01 x 6'02 (2.77m x 1.88m)

Chrome heated towel rail, direct feed shower enclosure, elevated wash basin with traditional taps, low basin WC, part tiled elevations, extractor fan, lino flooring.

Externally

Patio area surrounding the apartment, communal gardens and off-road parking.



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