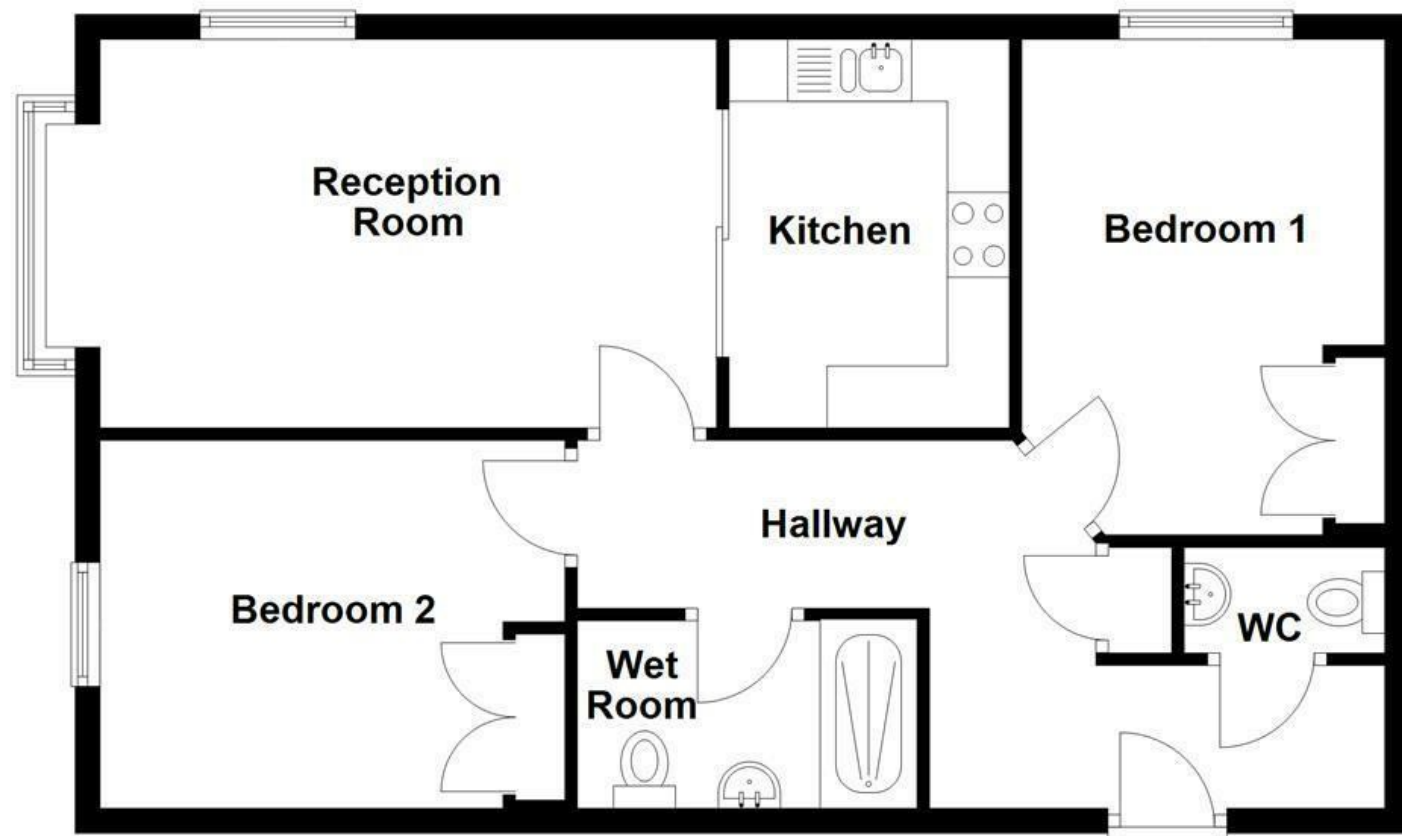


Ground Floor



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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.

Larmenier Retirement Village, Blackburn, BB2 7AL

£125,000

A SUPERB RETIREMENT APARTMENT ON A SOUGHT-AFTER COMPLEX WITH ENVIABLE VIEWS

This beautifully presented, deceptively spacious, two double bedroom, first floor apartment is proudly welcomed to the market in a highly desired area of Blackburn. Situated on a popular Larmenier Village complex with restaurant, chapel and communal areas; this property is a supreme retirement home. Boasting spacious rooms, stunning gardens, modern fixtures and fittings and tasteful decor. The property is pristine and ready to move straight in, with no chain delay. Situated conveniently close to bus routes, schools, amenities and network links to Preston and Clitheroe and Blackburn shopping centre.

The property comprises briefly: a welcoming hallway that provides access through to a bright and spacious reception room, two double bedrooms and a modern three piece shower room. The reception room further leads to a modern kitchen. Externally, there are stunning communal gardens and off road parking.

For further information or to arrange a viewing please contact our Blackburn team at your convenience.

Larmenier Retirement Village, Blackburn, BB2 7AL

£125,000



- Immaculate First Floor Apartment
- Contemporary Fitted Kitchen
- No Chain Delay
- EPC Rating B
- Two Bedrooms
- Communal Gardens
- Tenure Leasehold
- Three Piece Wet Room
- Residents Parking
- Council Tax Band B

First Floor

Entrance Hallway

Hardwood entrance door, central heating radiator, coving to the ceiling, smoke alarm, fitted storage and doors to reception room, two bedrooms, wet room, separate cloakroom/WC and storage cupboard.

WC

WC and wash basin.

Reception Room

14'7 x 10'3 (4.45m x 3.12m)

UPVC double glazed box bay window, central heating radiator, coving to the ceiling, smoke alarm, television point and sliding door to the kitchen.

Kitchen

7'5 x 7'0 (2.26m x 2.13m)

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

Bedroom One

12'7 x 9'7 (3.84m x 2.92m)

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

Bedroom Two

12'4 x 9'9 (3.76m x 2.97m)

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

Wet Room

9'0 x 5'0 (2.74m x 1.52m)

Direct feed walk in shower unit, wall mounted wash basin, low base WC, shave point and part tiled elevations.

External

Communal garden room and patio, gardens with mature trees, bushes, pathways, stone wall feature and communal parking.

Communal Facilities

Restaurant, sitting areas, shop, a chapel, coffee shop, Honesty bar, library, in house Projection Room/Cinema, lifts to all floors and mini bus service which makes regular runs to shops

Agents Notes

There is a fitted alarm system with 24 hour service for owners to alert staff in case of emergency.



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