



Total area: approx. 831.3 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.



## Larmenier Retirement Village, Blackburn, BB2 7AL Offers In The Region Of £145,000

A FANTASTIC APARTMENT ON AN OVER 55'S RETIREMENT COMPLEX

This deceptively spacious two bedroom ground floor apartment is being proudly welcomed to the market in a highly desired area, on the outskirts of Blackburn. Situated on a sought after complex offering independent living for the over 55's, this fantastic home boasts two double bedrooms, modern fixtures and fittings, private garden space, as well as, within the complex has a communal lounge and restaurant, communal gardens, parking, 24 hour assistance, garden room and chapel. With no chain delay, this property is the perfect home for a couple looking to downsize. Situated conveniently close for accessing local amenities, bus routes and network links to Preston, Clitheroe and Blackburn.

The property comprises briefly; a welcoming hallway provides access through to a spacious reception room, two double bedrooms, shower room and WC. The reception room leads on to a modern kitchen. Through patio doors from the reception room leads on to a private garden space, as well as, communal gardens and off road parking. 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.

# Larmenier Retirement Village, Blackburn, BB2 7AL

## Offers In The Region Of £145,000

 **2**  **1**  **1**  **B**

- Outstandingly Presented
- Leasehold Property
- Stunning Fitted Kitchen
- EPC Rated B
- No Chain Delay
- Residential Parking
- Council Tax Band A
- Private Garden
- 24 Hour Assistance

### Ground Floor

#### Hall

21'04 x 10'02 (6.50m x 3.10m )

Central heating radiator, coving, smoke alarm, doors to reception room, two bedrooms, bathroom and WC.

#### Reception Room One

16'02 x 13'08 (4.93m x 4.17m )

UPVC double glazed box window, central heating radiator, coving, smoke alarm, television point, door to kitchen, UPVC double glazed patio doors to rear.

#### Kitchen

10'04 x 7'06 (3.15m x 2.29m )

UPVC double glazed window, range of cream wall and base units, wood effect surfaces, tiled backsplash, stainless steel one and a half sink with drainer and high spout mixer tap, integrated electric ZANUSSI oven with four ring gas hob and extractor hood, space for fridge/freezer and washing machine, smoke alarm, under unit lighting, wood effect floor.

#### Bedroom One

12'07 x 10'02 (3.84m x 3.10m )

UPVC double glazed window, central heating radiator, fitted wardrobe.

#### Bedroom Two

13'00 x 9'10 (3.96m x 3.00m )

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

#### Bathroom

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

CHROME heated towel rail, direct feed enclosed enclosed shower, elevated wash basin with mixer taps, low basin WC, full tiled elevations, extractor fan, lino flooring.

#### WC

5'06 x 2'05 (1.68m x 0.74m )

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

#### Externally

Enclosed private garden with patio and bedding area.

