

Total area: approx. 66.6 sq. metres (716.7 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

### £99,950

AN EXCEPTIONAL TWO BEDROOM APARTMENT WITHIN A SOUGHT AFTER COMPLEX

Situated within the ever popular complex of Larmenier Retirement Village, this idyllic two bedroom second floor apartment is being proudly welcomed to the market in the highly regarded location of Blackburn. Benefitting from spacious rooms, neutral decor, modern fixtures and fittings and having been updated and maintained to the highest standard, this property is truly the perfect home for any over 55's looking to downsize for retirement! Situated conveniently close to bus routes, good schools and amenities, as well as network links to Preston, Clitheroe and major motorway links. With stunning communal gardens, off road parking, impressive in house facilities such as a restaurant, garden room, library, chapel and bistro, this property has everything needed for the perfect forever home!

The property comprises briefly; stairs and a lift leading up to the second floor where, a welcoming entrance hallway provides access on to a spacious reception room, two bedrooms, modern bathroom and additional WC. The reception room benefits from dual aspect picturesque views and leads on to a contemporary fitted kitchen. Externally there are beautifully maintained communal gardens, off road parking and access to all amenities.

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 @keenansestateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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

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- Second Floor Apartment
- Three Piece Bathroom Suite
- Leasehold Property
- Council Tax Band Is TBC
- Bright Reception Rooms
- Fitted Kitchen
- EPC Rated B
- Two Double Bedrooms
- Retirement Community
- Off Road Parking

## Ground Floor

### Entrance

Enter via a hardwood door leading to the hall.

### Hall

20'03 x 10'02 (6.17m x 3.10m)

Central heating radiator, coving to the ceiling, access to the loft, smoke alarm, doors leading to the reception room two bedrooms, bathroom, WC and store cupboard.

### WC

5'07 x 2'05 (1.70m x 0.74m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, extractor fan, lino flooring.

### Reception Room

16'03 x 13'07 (4.95m x 4.14m)

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

### 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 high spout mixer tap, integrated electric oven, four ring electric hob, extractor hood, fridge freezer, integrated dishwasher, integrated boiler, washing machine. extractor fan, smoke alarm, wood effect flooring.

### Bedroom One

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

UPVC double glazed window, central heating radiator, fitted wardrobes with matching bedside drawers and a chest of drawers, coving to the ceiling, smoke alarm, television point.

### Bedroom Two

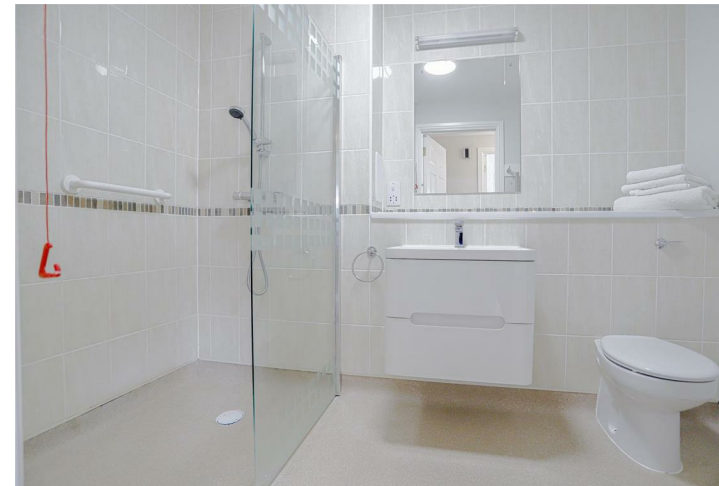
13 x 9'09 (3.96m x 2.97m)

UPVC double glazed window, central heating radiator, fitted wardrobes with matching dressing table/desk, coving to the ceiling, smoke alarm.

### Bathroom

9'04 x 6'02 (2.84m x 1.88m)

Chrome heated towel rail, direct feed shower, vanity top wash basin with mixer tap, low basin WC, part tiled elevations, extractor fan, lino flooring.



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