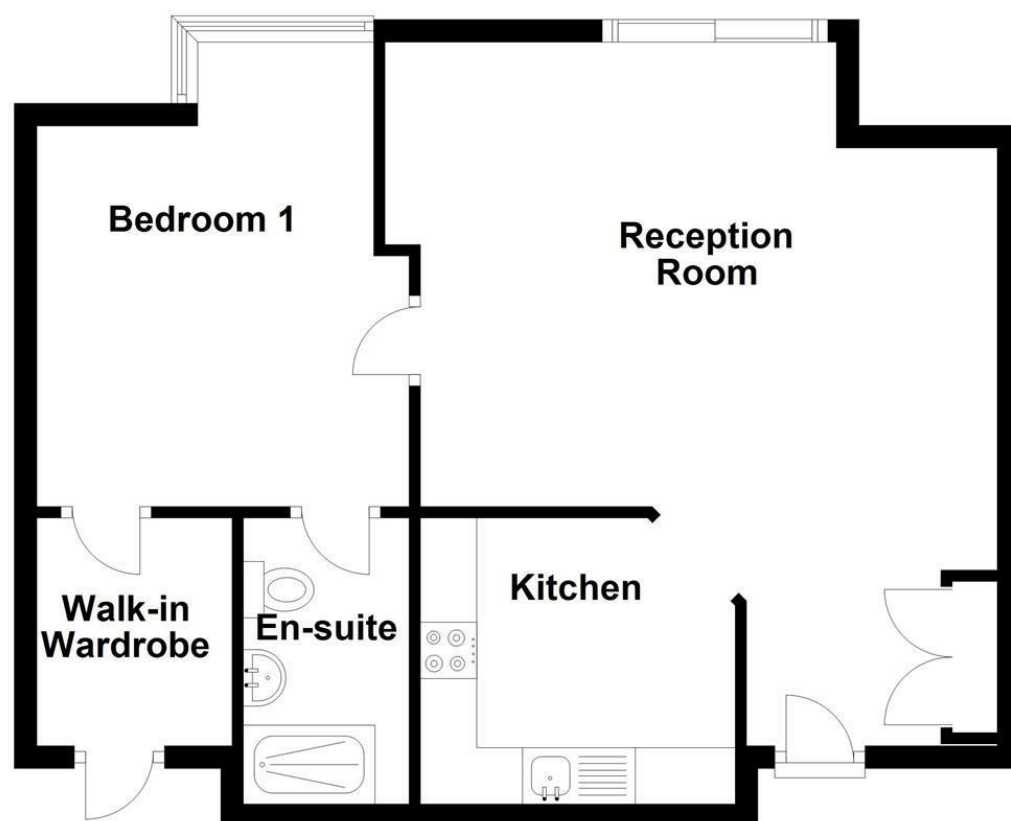


## Ground Floor

Approx. 53.0 sq. metres (570.0 sq. feet)



Total area: approx. 53.0 sq. metres (570.0 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.



## Larmenier Retirement Village, Blackburn, BB2 7AL

### Asking Price £79,950

A FANTASTIC ONE BEDROOM OVER 55'S APARTMENT ON AN OUTSTANDING RETIREMENT COMPLEX

Having been presented and maintained to the highest standard throughout with modern fixtures and fittings, spacious rooms and scenic views, this enviable one bedroom first floor apartment is being proudly welcomed to the market within the ever popular retirement complex of Larmenier Village within Blackburn. 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! Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Preston, Darwen and major motorway links. Located within Southworth house which has impressive in-house facilities, communal events and a welcoming environment and is the perfect property for any over 55s looking for a downsize!

The property comprises briefly; a spacious reception room leads on openly on to a kitchen, patio doors on to a Juliet balcony and door leading on to a double bedroom. The double bedroom guides you on to a walk in wardrobe and en suite shower room. Externally there are communal gardens, off road parking and impressive facilities throughout.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(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

Asking Price £79,950



- Fantastic First Floor Apartment
- Perfect Retirement Home
- Off Road Parking
- EPC Rating: C
- One Double Bedroom
- Spacious Rooms
- Council Tax Band A
- En Suite
- Neutral Decor
- Leasehold

## Ground Floor

### Entrance

Hardwood door to the reception room

### Reception Room

21'05 x 15'11 (6.53m x 4.85m)

UPVC double glazed window, central heating radiator, smoke alarm, television point, fitted storage, open to kitchen, door to bedroom and UPVC double glazed patio doors to the Juliet balcony.

### Kitchen

9'02 x 8 (2.79m x 2.44m)

Range of cream wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, smoke alarm, under unit lighting, wood effect flooring.

### Bedroom

13'07 x 11'01 (4.14m x 3.38m)

UPVC double glazed L shaped window, central heating radiator, doors to an En Suite shower room and walk in wardrobe.

### En Suite

8'04 x 4'10 (2.54m x 1.47m)

Heated towel rail, three piece suite comprising of; dual flushed WC, vanity top wash basin with traditional taps, direct feed shower enclosure, part tile elevations, spotlights, extractor fan, tiled effect flooring.

### Walk In Wardrobe

6'08 x 5'08 (2.03m x 1.73m)

Fitted shelving, door to communal hallway.

### External

Communal laid to lawn gardens, off road parking and bedding areas and access to all complex amenities.

