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property & land

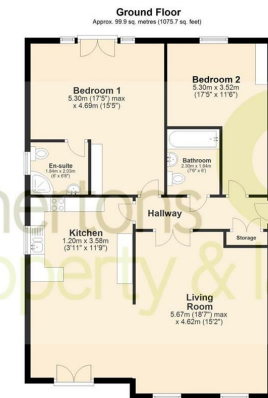
14 Dickens Court, Blackburn, BB6 8HT
£199,000



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A well-presented extremely spacious two-bedroom apartment pleasantly situated in the highly desirable Ribble Valley gated estate of Brockhall village, Old Langho. Brockhall Village is conveniently located in a semi-rural location within easy access of the A59, Village of Whalley and market town of Clitheroe. The superb accommodation affords communal entrance hall, hallway, two double bedrooms, 3pc en-suite shower room, living room open in to a dining kitchen, 3pc house bathroom. Outside there are two allocated parking spaces.

Approximate Gross Internal Area - 1075.7 sq ft (99.9 sq m)



Total area: approx. 99.9 sq. metres (1075.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

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