



Apartment 11, Aldenbrook Sunny Bank Road, Helmshore, BB4 4FE

£279,950

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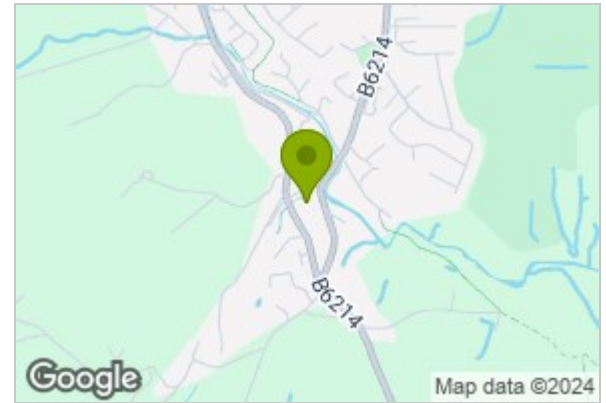
This immaculately appointed, two bedroom first floor apartment is located on the prestigious Alden Brook gated community. Offering spacious living accommodation and situated in a convenient yet quiet location, this would make a fantastic home for any potential purchaser.

The accommodation briefly comprises; entrance hall, master bedroom with en-suite shower room, bedroom two, bathroom, a large open plan living / dining room and kitchen. There is a balcony located off the living area providing some outside space with views towards Snig Hole park and clocktower. There are two allocated parking spaces, one to the front of the apartment and one in the undercroft.

A well maintained communal entrance welcomes you into Alden Brook and there is lift access or stairs leading to all floors.

The apartment itself is tastefully decorated throughout and is ready to move straight into. The two bathrooms are well appointed and the kitchen has a range of built in appliances including fridge freezer, oven / grill, 4 ring gas hob with extractor over and a Belfast sink. The living room offers a large open space and comfortably fits a dining table, seating area and a study area. Both bedrooms have fitted furniture providing an array of storage space. The apartment has fitted wooden blinds to all windows, high ceilings and ambient lighting.

Early viewing is highly advised to appreciate both the apartments location and quality.



Entrance Hall

Master Bedroom

16'2" x 10'10" (4.93m x 3.31m)

En-Suite Shower Room

7'8" x 5'6" (2.35m x 1.7m)

Bedroom Two

14'4" x 8'10" (4.39m x 2.70m)

Bathroom

6'10" x 7'10" (2.1m x 2.39m)

Open Plan Living / Dining Room

22'1" x 12'9" (6.75m x 3.89m)

Kitchen

6'9" x 12'9" (2.06m x 3.89m)



Total area: approx. 86.0 sq. metres (925.7 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		
	82	82			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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53 King Street, Whalley, Lancashire, BB7 9SP

Tel: 01254 828 810 Email: whalley@athertons-uk.com

www.athertons-uk.com