



A beautifully maintained and charming two-bedroom ground-floor apartment enjoying a pleasant southerly aspect and neutrally finished living accommodation. Exclusively for the over-55s, this tastefully presented apartment comprises a hall, living room, kitchen, two double bedrooms, and a bathroom. The property benefits from ground-floor, single-level living with southerly views and allocated parking. It is in immaculate condition and ready for any prospective purchaser to move straight in.

Approximate gross internal area: 649.0 sq ft (60.3 sq m).

The property features PVCu double-glazed windows allowing ample natural light, decorative plaster ceiling cornices, and a door entry intercom system. As this is a managed development, a service charge is payable, covering building insurance, maintenance of the buildings and grounds, window cleaning, use of the residents' lounge and kitchen, laundry facilities, a guest bedroom (for which a small charge is made), and the cleaning and lighting of all communal areas.

Having passed through the main entrance foyer, the private front door of Number 5 is adjacent to the access for the private courtyard — sheltered from the wind but open to the sun — a lovely place to sit and relax.

There is an entrance hall providing access to all rooms. The living room, kitchen, and both bedrooms enjoy a south-facing aspect across the development gardens and adjoining farmland, with Whalley Nab providing a picturesque backdrop. Light and bright, the living room has a large bay window, wall-light points, access into the kitchen, and a feature wall-mounted, log-burning stove-effect electric fire.

In the kitchen, there is a range of fitted base and wall units with roll-top counters, ceramic tiled splashbacks, and a stainless-steel sink unit with mixer tap. The appliances include an electric oven and grill, a four-ring electric hob with extractor over, and space for a fridge and freezer.

Bedroom two is a small double room, and the principal bedroom benefits from a full wall of floor-to-ceiling fitted wardrobes.

The attractive bathroom, with tiled walls, includes a wash basin, dual-flush WC, walk-in shower, and a cupboard housing the hot-water cylinder.

Residents enjoy use of the extensive communal gardens surrounding the development and the ample parking facilities. Conveniently and pleasantly located between Clitheroe and Whalley, the property offers excellent access to the A59.

Services

Electric Storage Heating, Mains Water, Electrics and Drainage.

Tenure

We understand from the owners to be Leasehold. (125 year lease starting from 1988). Annual service charge £2950.80 (includes building insurance and window cleaning).

Energy Performance Rating

TBC.

Council Tax

Band B.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

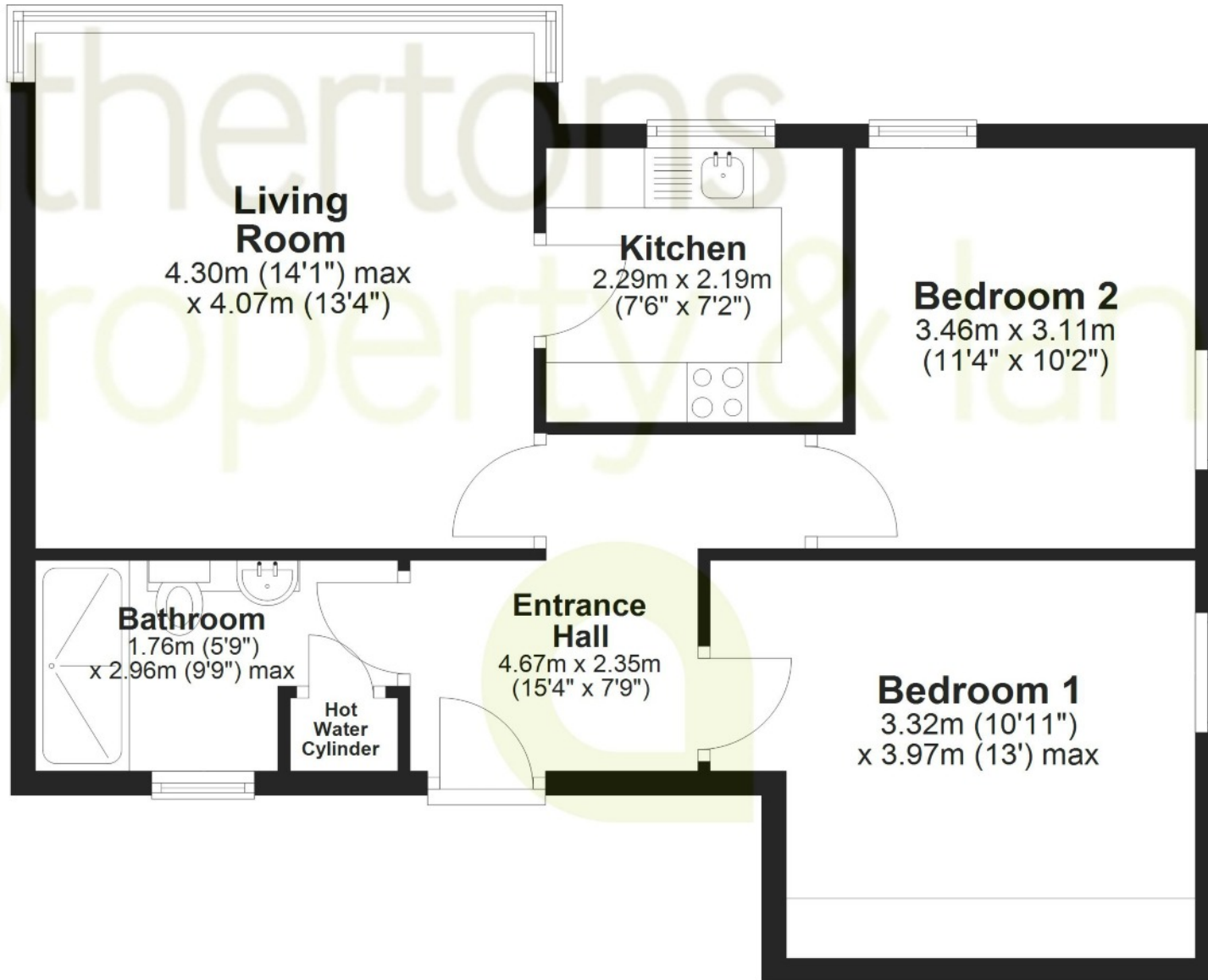
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





Ground Floor

Approx. 60.3 sq. metres (649.0 sq. feet)



Total area: approx. 60.3 sq. metres (649.0 sq. feet)





meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Julie Jackson
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land
Management



Mollie Bentley
Media Manager



Russell Anderton
Senior Valuer



Helen Jones
Senior Sales Negotiator



Tom Brown
Senior Sales Negotiator



Angela Lorek
Senior Sales Negotiator



Robin Astles
Estate Agent



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Mags Twist
Office Administrator



Woody & Bruce
Meet & Greet Team