



Burlington Gardens, Leyland

Offers Over £100,000

Ben Rose Estate Agents are pleased to present to market this inviting one-bedroomed first floor apartment in an over-70s development in Leyland. Offering comfortable and accessible living, this property offers 24/7 assistance and wheelchair-friendly features, including waist-height appliances and a wet-room. Conveniently located, the property enjoys excellent transport links and is close to local amenities, ensuring convenience for residents.

As you step into the apartment, you're greeted by a welcoming hallway leading to the spacious lounge/diner, featuring French windows opening onto a walk-out balcony, perfect for enjoying the fresh air and views. The kitchen is thoughtfully designed with waist-height oven and an electrically operated window, ensuring ease of use. A modern wet-room, complete with shower, toilet, and sink, adds to the accessibility of the home, while a storage room provides practicality. The master bedroom boasts a walk-in wardrobe, offering ample storage space.

Moving to the exterior, the apartment benefits from a balcony, providing an ideal outdoor space to relax and unwind. An allocated parking space adds convenience for residents, while communal gardens offer a peaceful retreat. On-site facilities, including a bistro, enhance the community atmosphere of the development.

In summary, this well-appointed apartment in an over-70s development offers comfortable and accessible living, complemented by its balcony, allocated parking, and communal amenities, making it an ideal choice for those seeking a convenient and supportive living environment.



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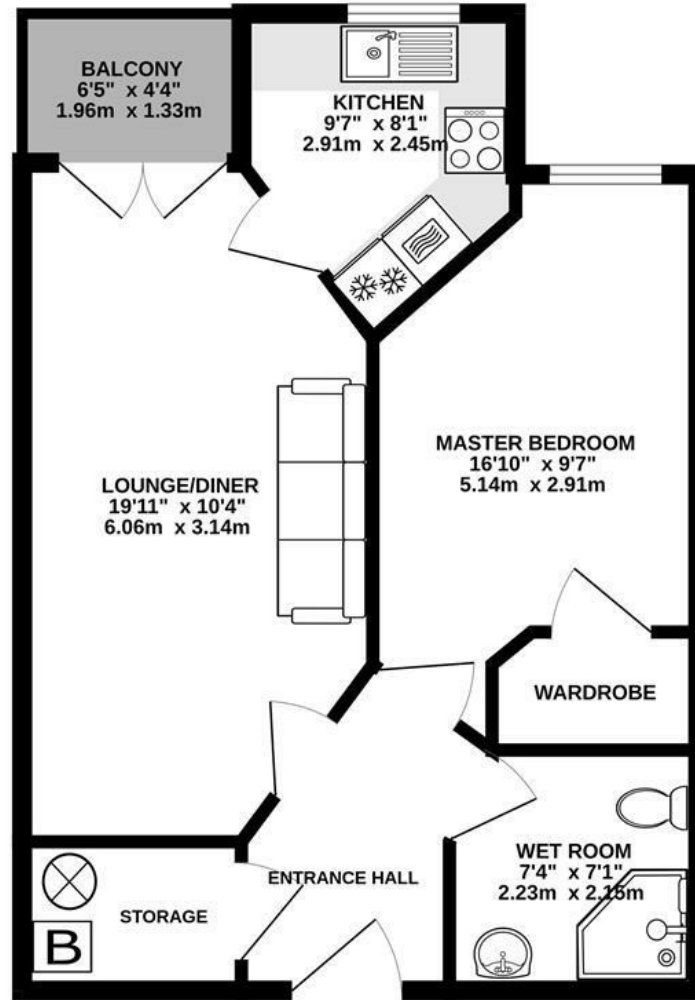








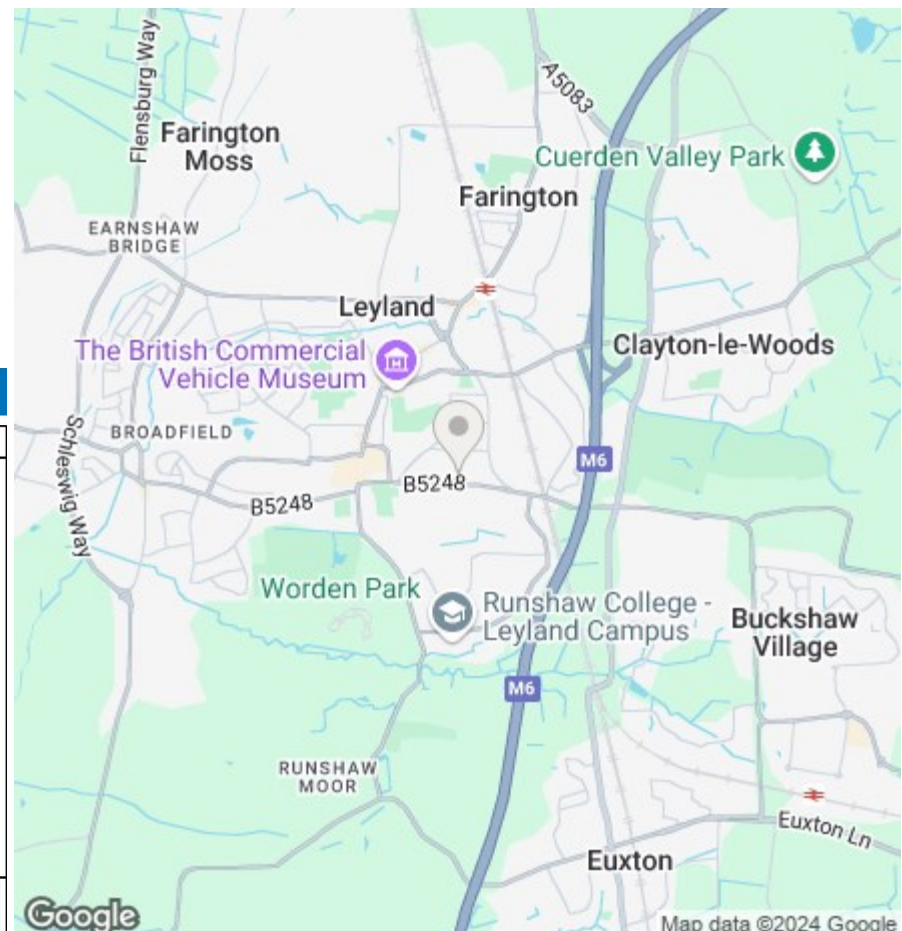
GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(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	

Environmental Impact (CO₂) Rating

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