





Hilton &  
Horsfall

BB12 9HR

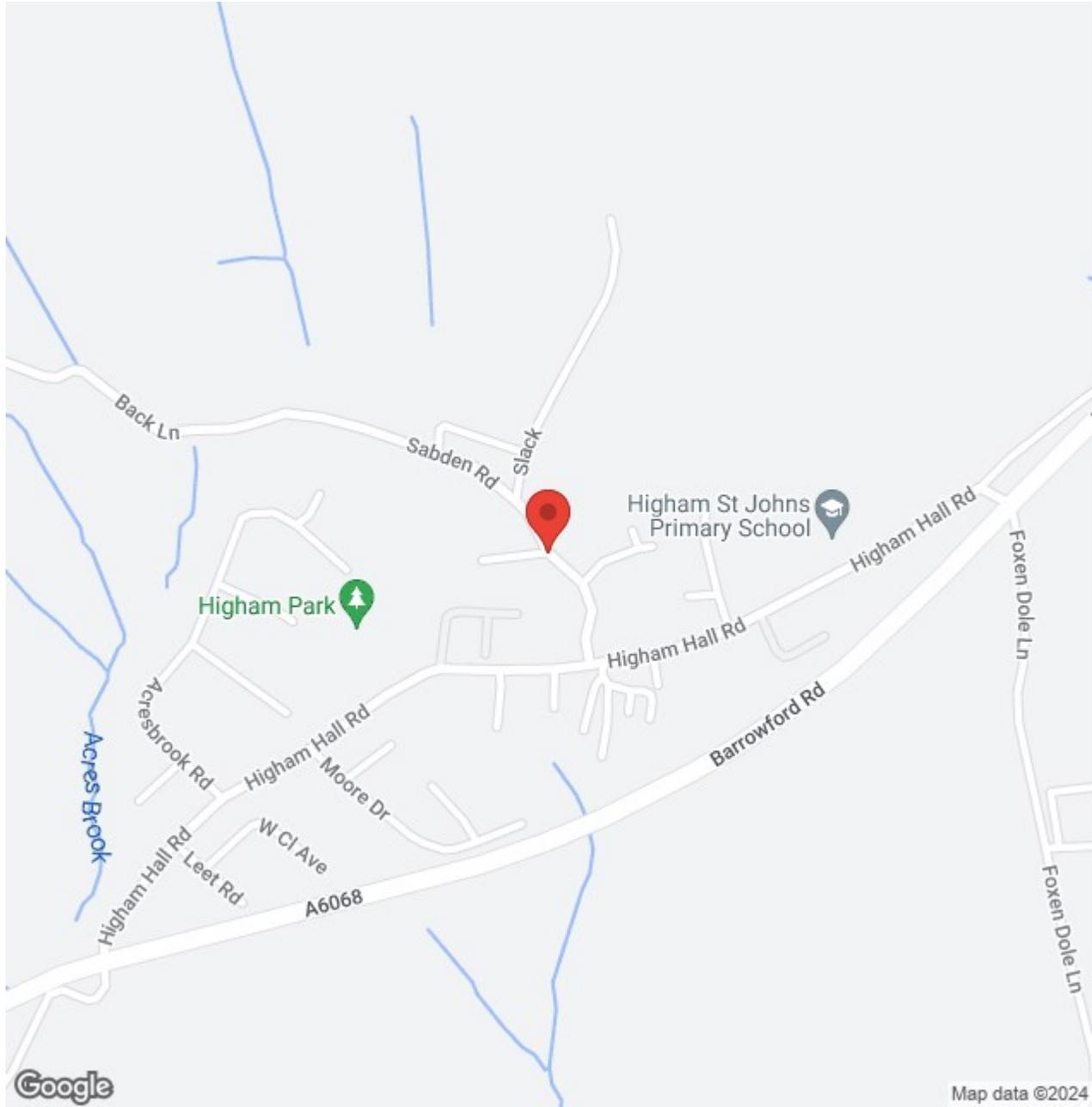
## Clover Croft, Higham

### Offers In The Region Of £189,950

A fantastic opportunity to acquire this beautifully presented first floor apartment, located on a quiet gated community in the popular village of Higham.

With many noteworthy features and briefly comprising of: a communal entrance hallway with a staircase leading to the first floor apartments. As you enter the apartments you will find a welcoming hallway with a spiral staircase leading to the first floor, open plan living room / fitted kitchen, double bedroom and a modern four piece bathroom suite. On the first floor you will find a large room which has a multitude of uses. Externally to the front elevation is a gated carpark with designated parking. Early viewing is advised to avoid disappointment.







## Lancashire

A fantastic opportunity to acquire this beautifully presented first floor apartment, located on a quiet gated community in the popular village of Higham. With many noteworthy features and briefly comprising of: a communal entrance hallway with a staircase leading to the first floor apartments. As you enter the apartments you will find a welcoming hallway with a spiral staircase leading to the first floor, open plan living room / fitted kitchen, double bedroom and a modern four piece bathroom suite. On the first floor you will find a large room which has a multitude of uses. Externally to the front elevation is a gated carpark with designated parking. Early viewing is advised to avoid disappointment. Council Tax Band 'C'. Leasehold.

### COMMUNAL ENTRANCE HALLWAY

With a staircase leading to the first floor apartments.

### ENTRANCE HALL

A welcoming entrance hallway with 1x radiator and a spiral staircase leading to the first floor room.

### OPEN PLAN LIVING ROOM / KITCHEN 18'10" x 14'1" (5.755m x 4.311m)

Having 2x radiators, television point, 2x double glazed windows to the front elevation, recessed spot lights, fitted breakfast bar, integrated washing machine, space for a free standing fridge / freezer, 4-ring gas hob, air extraction hood over, tiled splash backs, inset sink with a mixer tap and a double glazed window to the side elevation.

### BEDROOM ONE 16'6" x 13'11" (5.054m x 4.266m)

A room of double proportions having inbuilt wardrobes, fitted dressing table, television point, 1x radiator and a uPVC double glazed window to the rear elevation.

### BATHROOM

A contemporary 4-piece bathroom suite comprising of: a panelled bath with a mixer tap, push button w.c, pedestal sink, walk-in shower, shaving point, recessed spot lights, towel radiator, partially tiled walls, tiled flooring, extractor fan and a uPVC double glazed frosted window to the rear elevation.

### SPRIAL STAIRCASE TO FIRST FLOOR

### SITTING ROOM / OCCASIONAL BEDROOM 20'4" x 17'0" (6.208m x 5.195m)

A large useful room, currently utilised as a second sitting room. Having 2x velux style windows, a uPVC double glazed window to the side elevation, 2x radiators, recessed spot lights, storage in the eaves and a walk-in storage cupboard.

### EXTERNALLY

Externally to the front elevation is a gated carpark with designated parking.

### 360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/clover-croft>

### ADDITIONAL INFORMATION

Council Tax Band 'C'.

Leasehold.

Service charge £750 per year.

### PUBLISHING

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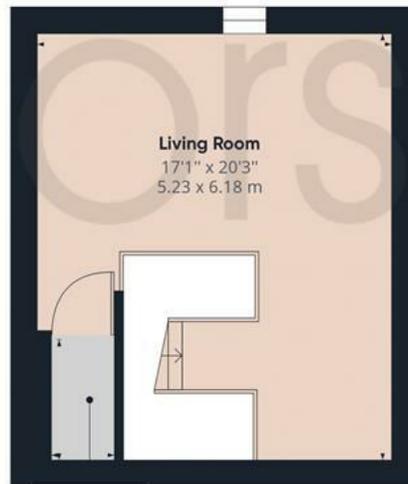
## OUTSIDE

Externally to the front elevation is a gated carpark with designated parking.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

887.75 ft<sup>2</sup>  
82.48 m<sup>2</sup>

**Reduced headroom**

18.54 ft<sup>2</sup>  
1.72 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

\*View from bedroom - garden not included within this property



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