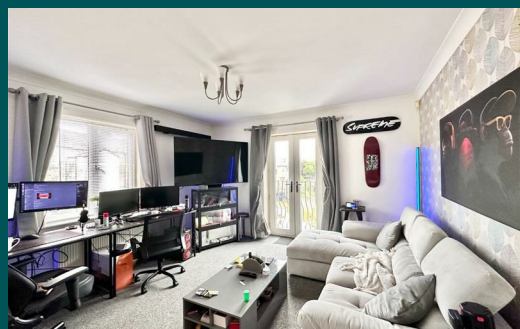


Because life is

Petty<sup>TM</sup>  
Real

10 Bendwood Court  
BB12 8RU



For Sale

Asking Price £120,000

- Two Bedrooms
- Two Bathrooms
- Open Plan Lounge
- Modern Fitted Kitchen
- Lift to all floors

- Instant Cashflow
- Keypad entrance
- Allocated Parking
- Council Tax: B
- EPC: B



Discover this well presented second-floor apartment, perfectly positioned on the outskirts of the vibrant town of Padiham. Currently rented but available to investors or owner occupiers.

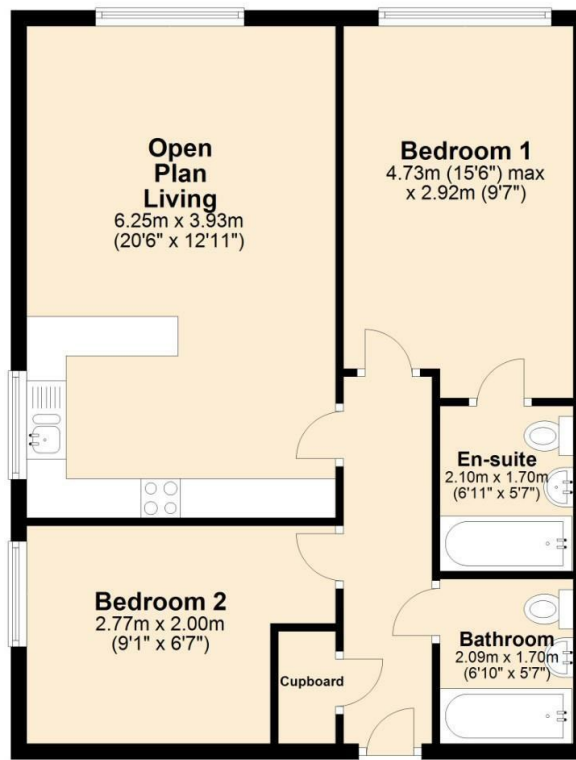
The apartment boasts two well-appointed bedrooms, including a master bedroom with an en-suite for added privacy and convenience. The open-plan lounge is complemented by a modern fitted kitchen, equipped with high-quality appliances, creating a perfect space for relaxation and entertaining. There are superb riverside views from the Juliette balcony accessed by French doors in the living room with the same views from the master bedroom.

A stylish three-piece bathroom featuring a power shower ensures a comfortable and contemporary living experience.

The property benefits from a secure keypad entrance with video intercom, providing peace of mind for residents. Allocated gated car parking is included, ensuring hassle-free parking and visitors spaces are also available. Communal gardens offer a pleasant outdoor space, and a lift provides easy access to all floors.

The apartment is fitted with gas central heating and double glazing, ensuring year-round comfort and energy efficiency. Situated just outside Padiham's bustling town center, this apartment combines modern living with the convenience of nearby amenities and transport links.

### Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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