



**Windsor Road, Chorley**

**Offers Over £699,995**

Ben Rose Estate Agents are pleased to present to the market a rare opportunity to acquire a substantial and extremely versatile apartment located on the first floor of a beautifully converted Victorian building. Situated on the corner of Windsor Road, Windsor Heights occupies a quiet yet convenient location, ideally located close to superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways.

Totalling approximately 4222 SQ FT, this unique accommodation briefly comprises; grand entrance hall with private lift access, bespoke kitchen, utility room and walk-in pantry, lounge, dining room, library area, snug, study, cloakroom/WC, master bedroom suite with ensuite bathroom, dressing room and night kitchen, bedroom 2 with ensuite shower room and dressing room, large guest suite featuring lounge, kitchen, double bedroom with ensuite shower room. There are also excellent parking facilities with 3 allocated spaces in the secure car park.

This luxurious modern apartment is ideal for those discerning buyers looking for a 'lock up and leave' property whilst the guest suite is perfect for a dependent relative or guest.

The room dimensions of all our properties can be found on the floor plan.



BEN  ROSE



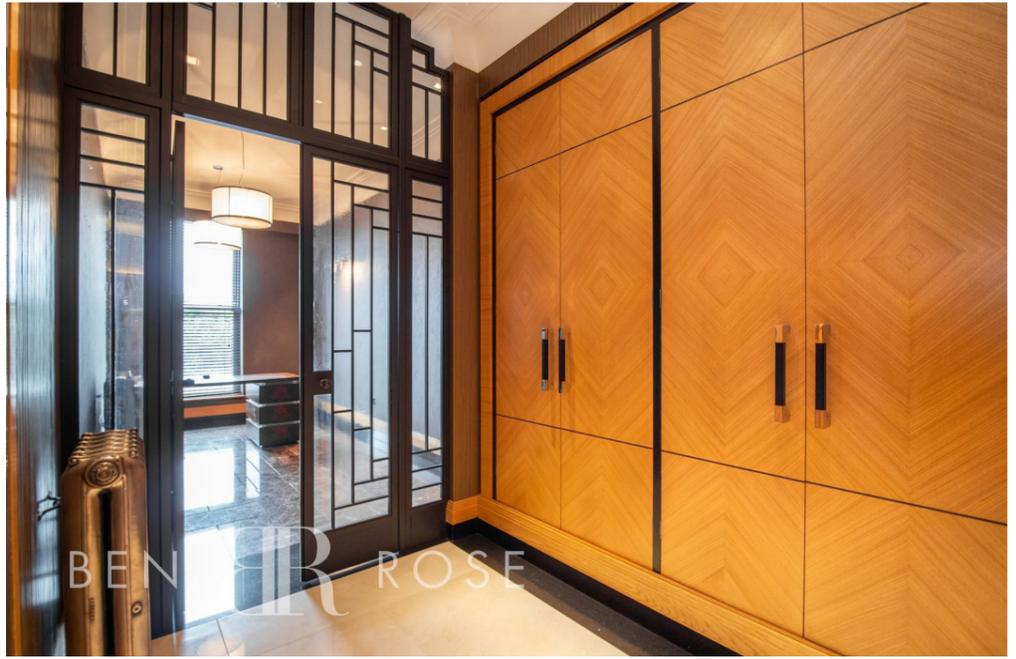
BEN  ROSE











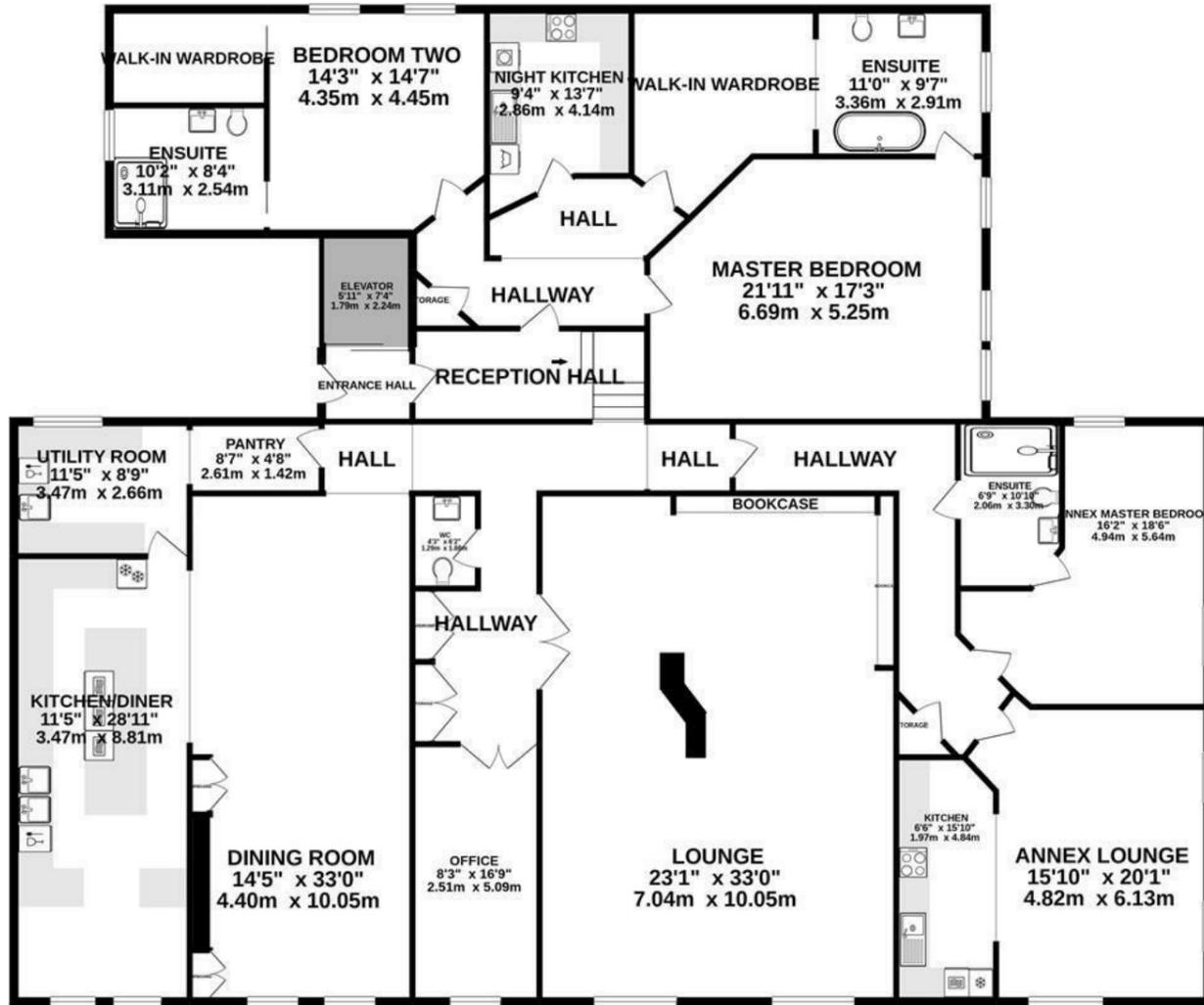








## FIRST FLOOR 4222 sq.ft. (392.2 sq.m.) approx.

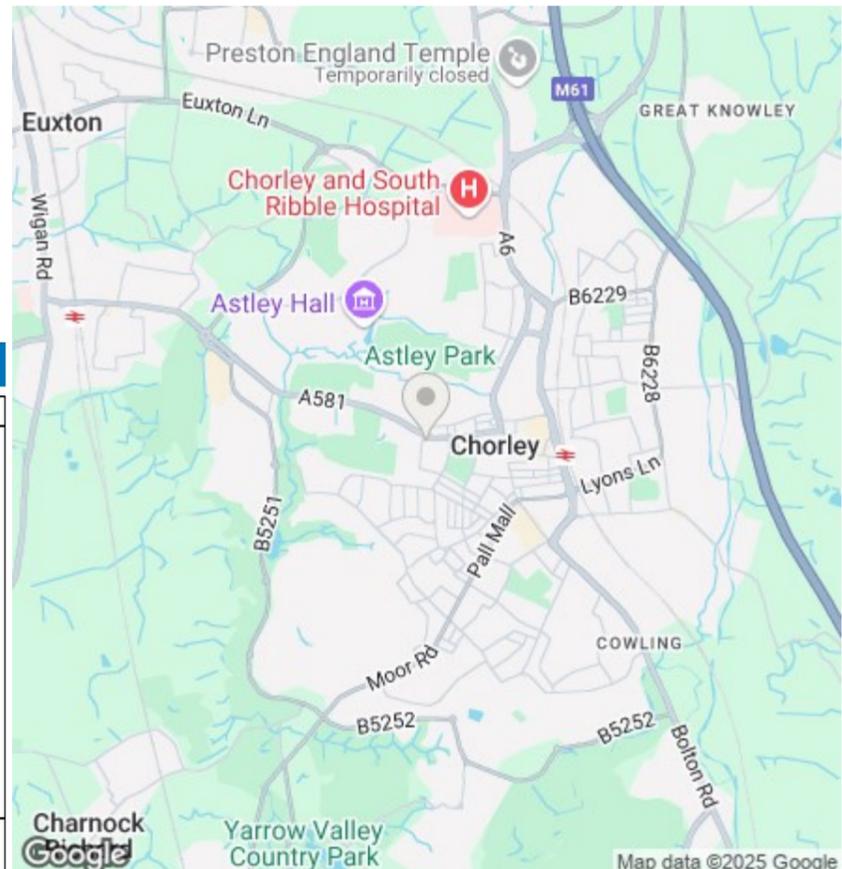


TOTAL FLOOR AREA : 4222 sq.ft. (392.2 sq.m.) approx.

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.  
Made with Metropix ©2021



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) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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