



Oakbridge Drive, Buckshaw Village, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market a unique opportunity to acquire this two-bedroom, second-floor apartment within this exclusive over 55's residency. This modern apartment is situated in the popular and highly sought-after area of Buckshaw Village and uniquely features additional in-house amenities including a bar/bistro, hairdressers, small shop, library, gym, and 24-hour staffed reception. The property is situated only a short drive into Chorley, Leyland, and Preston town centres, with fantastic travel links via nearby bus routes, the M6 and M61 motorways and the 4 local railway stations providing train services to Manchester, Liverpool and Blackpool. Supermarkets, cafes, restaurant and a health centre are all within walking distance. This contemporary apartment is presented with NO CHAIN and is positioned in a prime corner location, offering excellent views over the well-kept communal gardens and beyond. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the apartment comprises a welcoming entrance hall, together with a large hall cupboard, that gives access to all rooms. From here, a doorway leads to the spacious open-plan lounge/kitchen/diner. The kitchen features integrated appliances including oven with separate grill, microwave, hob, washing machine, and fridge/freezer, as well as ample storage cupboards and space for a dining table. The lounge includes a Juliette balcony with double doors and feature fireplace. Heading back through the hall, you'll find the fully fitted master bedroom, complete with its own TV aerial socket, and the second bedroom, with fitted furniture which includes a pull-out dressing table or work desk. Both bedrooms benefit from modern built-in storage and light switches conveniently located beside the beds. Additionally, the property boasts a three-piece shower/wet-room with a walk-in shower. The property has gas central heating and features multiple power points in every room.

Externally, the grounds feature beautiful communal gardens with designated seating areas that can be enjoyed from the views in both bedrooms and the lounge. A bowling green and furnished patios add to the charm. There is ample private parking for owners and their visitors, including designated disabled bays. For convenience, the property has two lifts, including a large furniture lift, ensuring easy access to the second floor. Everywhere is flat, making it ideal for everyone including those with limited mobility, wheelchairs, or walking aids. The service charge covers maintenance of the buildings and communal areas, offering stress-free, independent living with the benefit of all the additional in-house amenities.

This property is truly an ideal choice for comfortable and convenient over 55's independent living.





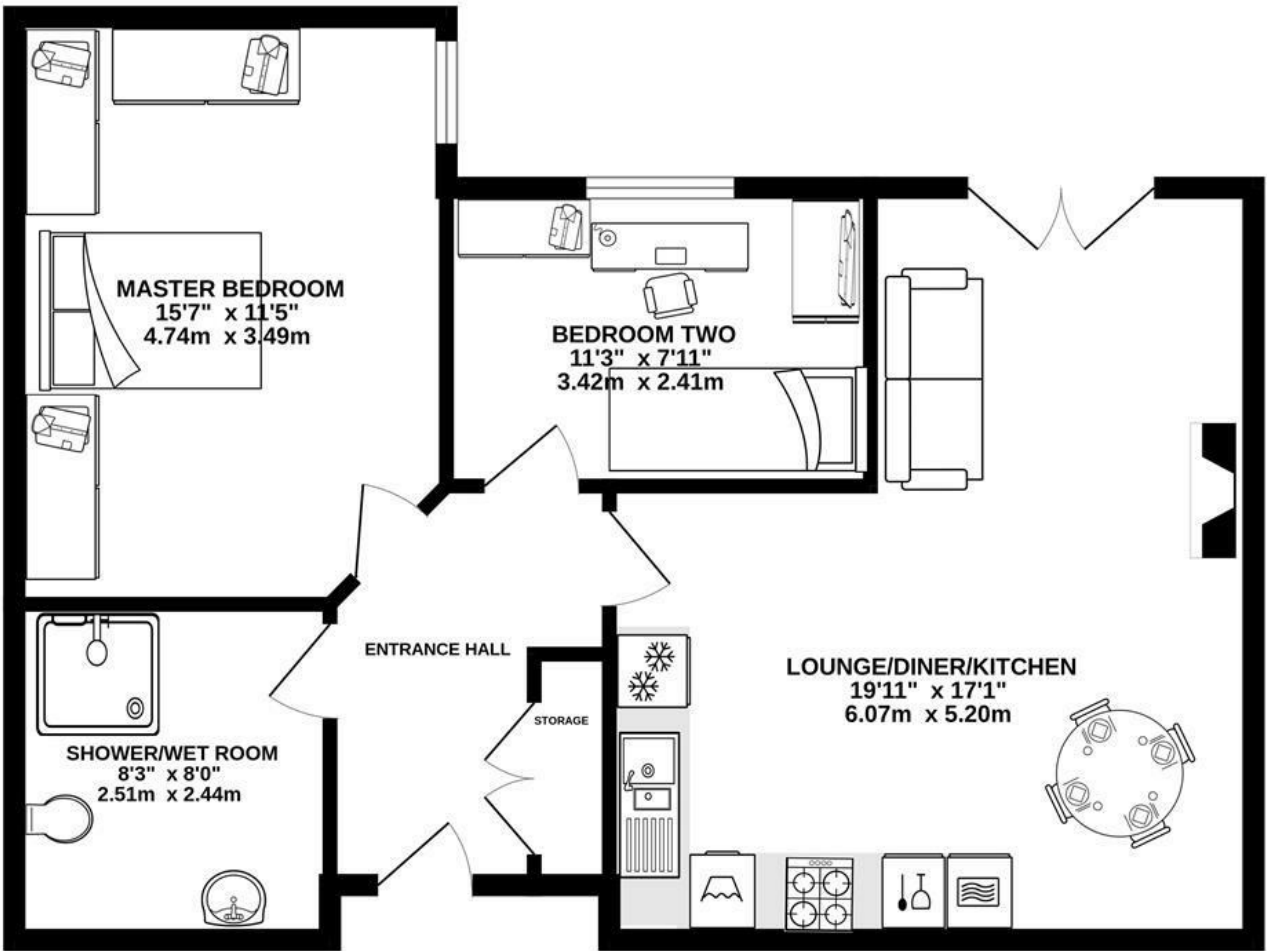








SECOND FLOOR
690 sq.ft. (64.1 sq.m.) approx.




TOTAL FLOOR AREA : 690 sq.ft. (64.1 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	<div>81</div>	<div>81</div>
(81-91) B		
(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 (CO ₂) 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 