



Burlington Gardens, Leyland

£1,835 PCM

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom apartment available to let in the exclusive over-70s Balshaw Court complex in Leyland, with consideration given to residents aged over 60. This second-floor apartment is situated in a quiet and friendly neighborhood, offering a supportive and welcoming living environment. The location provides excellent travel links, including easy access to major roads and public transport, making it convenient for visiting family or nearby attractions. Residents can also enjoy close proximity to local amenities, including convenience shops, retail outlets, and leisure facilities.

Upon entering the apartment, you are welcomed by a spacious entrance hallway that leads to all rooms. To the left, the bright and inviting lounge offers a cozy space to relax, featuring a walk-out balcony with pleasant views. Adjacent to the lounge is the well-appointed kitchen, fitted with stylish units and integrated appliances such as a hob, oven, and fridge/freezer—ideal for preparing meals with ease. The hallway also provides access to a WC and a wet room/shower room with anti-slip flooring for added safety. The master bedroom is a generously sized double, complete with a large window and a walk-in wardrobe for excellent storage. The second bedroom is another spacious double, offering a bright and comfortable atmosphere.

Externally, the property includes a designated parking space within the well-maintained car park, providing convenience and peace of mind. To the rear, the communal garden offers a beautifully landscaped area with ample seating and a manicured lawn, perfect for enjoying the outdoors or socialising with neighbours. The on-site team are on hand to provide assistance and flexible care and support.

Balshaw Court is designed to offer a high standard of independent living with additional services to make life easier. The rent includes most services, while electricity is paid separately. Residents can enjoy affordable, home-cooked meals in the on-site dining area, along with regular social events and activities to foster a sense of community.

This charming apartment is perfect for those seeking a modern, secure, and community-oriented living environment. Available to let immediately, we highly recommend early viewings to fully appreciate what this wonderful home and complex have to offer.

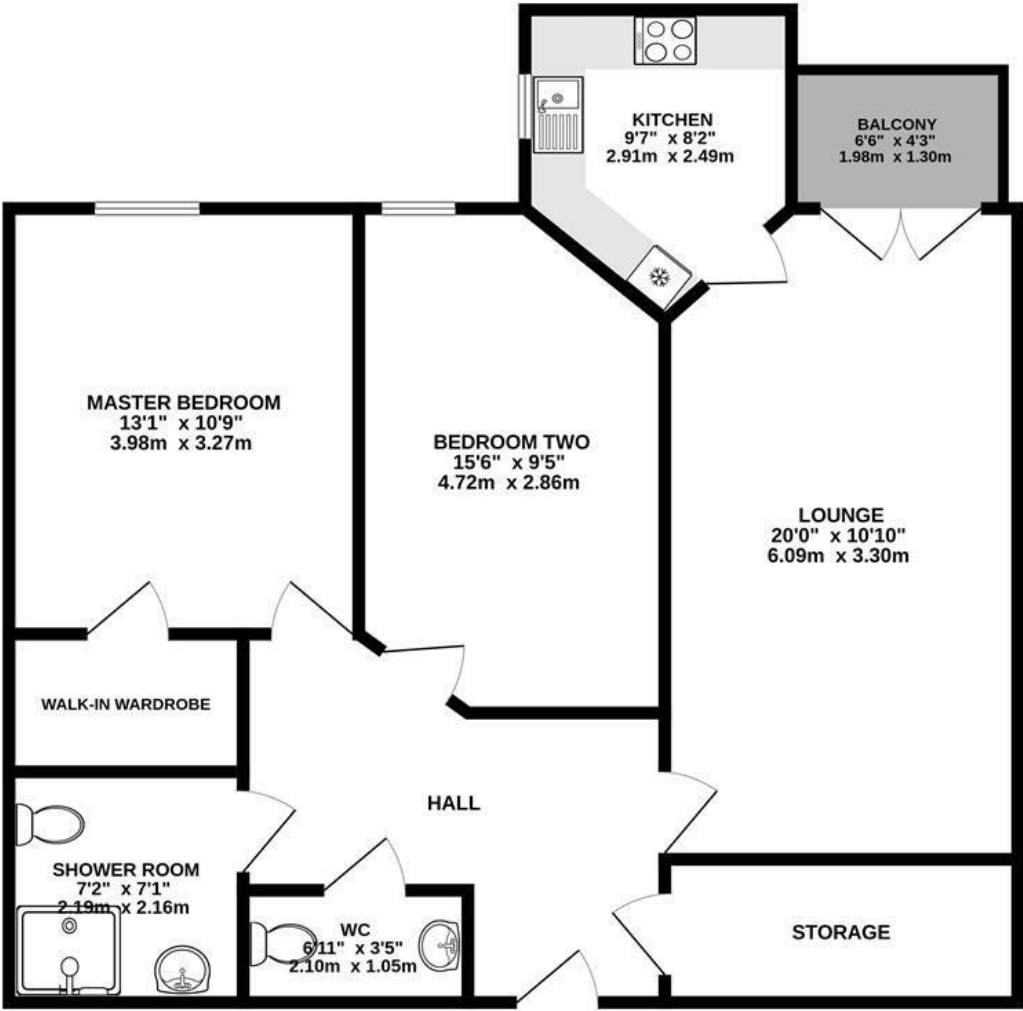






BEN ROSE

SECOND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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	85	85
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

