

25 BEECH DRIVE
CALDERSTONES PARK
WHALLEY
BB7 9RA

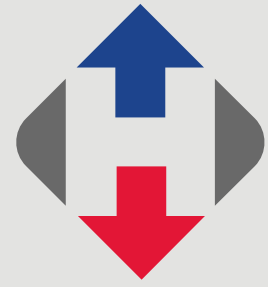
£184,950



- A spacious top floor apartment
- Situated on a tree lined street
- Excellent living room, fitted kitchen
- Two double bedrooms
- Three-piece bathroom with shower
- Allocated parking, highly sought after
- Bright, well-presented accommodation
- 57 m2 (610 sq ft) approx.

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Situated on the much sought after Calderstones Park development in Whalley, on a tree lined street with pleasant outlooks over the surrounding area, this top floor apartment offers bright, well-maintained accommodation with a spacious living room, fitted kitchen, two good bedrooms and a house bathroom with a three-piece suite and a plumbed shower. There is also a boarded loft.



The apartment enjoys an allocated parking space to the rear.

LOCATION: Leave the centre of Whalley and head towards Clitheroe. Turn left at the roundabout onto Station Road and follow this road along onto Mitton Road. Continue to the next mini roundabout, turn left here onto Calderstone Park and then right at the next T junction before turning left again onto Beech Drive. Follow Beech Drive down and number 25 is further along on the left hand side with the parking area to the rear of the property.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

COMMUNAL HALLWAY: with staircase to the first floor.

ENTRANCE HALLWAY: with intercom point, attic access point, telephone point, low voltage lighting.

LOUNGE: 3.4m x 4.6m (11'0" x 15'0"); with a telephone point.

KITCHEN: 2.6m x 2.9m (8'8" x 9'6"); with a range of modern fitted base and matching wall storage cupboards with complimentary working surfaces, built-in electric double oven, four-ring gas hob with a stainless-steel extractor over, built-in fridge freezer, built-in washing machine, one and a half bowl stainless steel sink unit, housed Baxi combination central heating boiler, tiled flooring, partially tiled walls, low voltage lighting.

BEDROOM ONE: 3.4m x 4.1m (11'3" x 13'7").

BEDROOM TWO: 2.3m x 2.9m (7'5" x 9'7").

BATHROOM: 2.1m x 1.9m (6'9" x 6'2"); with a three-piece suite in white comprising a low level W.C, pedestal hand washbasin, panelled bath with a shower mixer tap and vanity screen, majority tiled walls, tiled floor, low voltage lighting, extractor fan.





OUTSIDE: The building is surrounded by dwarf stone walls with wrought iron railings and shrubs with lawned areas, allocated parking is available to the rear of the property along with additional visitor parking spaces.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

SERVICES: Mains water, electricity, gas and drainage are connected.

SERVICE CHARGE: The charges for 2026 are: estate charges and car park charges £562.68, and the apartment service charge is £600.

For 2027 the apartment service charge will be £800. The owners of the apartments within this building self-manage rather than pay a management company. The new owner would become a director. The increase is due to the fact they want to increase the reserve fund due to the age of the building. The service charge includes window cleaning, communal electricity, fire equipment maintenance, communal general repairs and maintenance, common grounds maintenance, cleaning of common areas and buildings insurance.



TENURE: Leasehold with a 999-year lease from 2004 with an annual ground rent of £50.00

COUNCIL TAX BAND B.

FLOOD RISK LEVEL: Very low.

EPC: The energy efficiency rating is C.

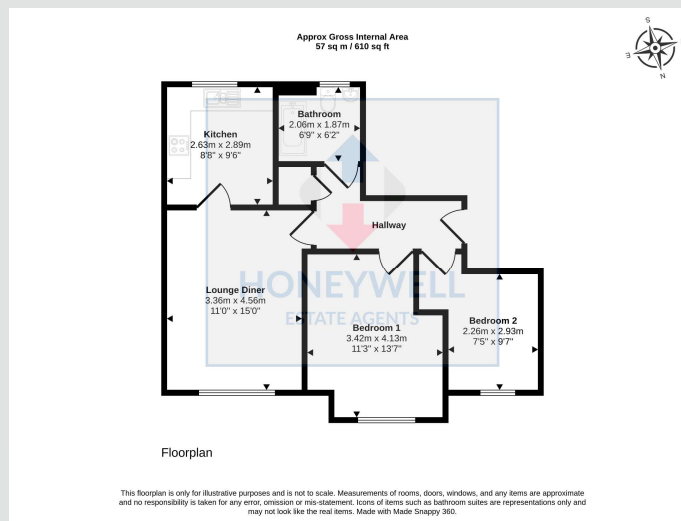
VIEWING: By appointment with our office.

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25 Beech Drive, Whalley, BB7 9RA
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