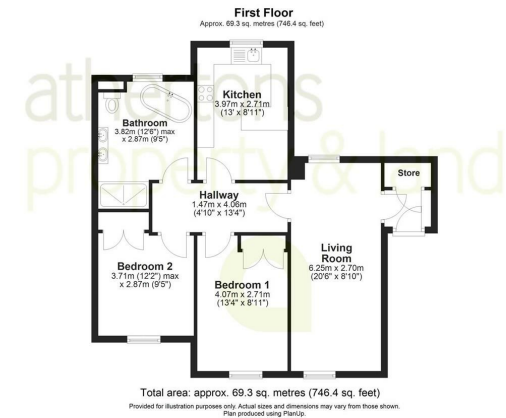




4 Watling Gate, Blackburn, BB6 8BN  
£189,950

# 4 Watling Gate, Blackburn, BB6 8BN

Presented to the market is this stylish two-bedroom first-floor apartment, ideally positioned within the prestigious and gated Brockhall Village development, one of the Ribble Valley's most sought-after residential locations. Offered to the market in pristine condition with modern touches throughout, the property enjoys a peaceful setting surrounded by beautifully maintained communal gardens, while benefiting from excellent local amenities and countryside walks on the doorstep.



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

Energy Efficiency Rating: Current 73, Potential 78

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