





Hilton &  
Horsfall

BB8 7RD

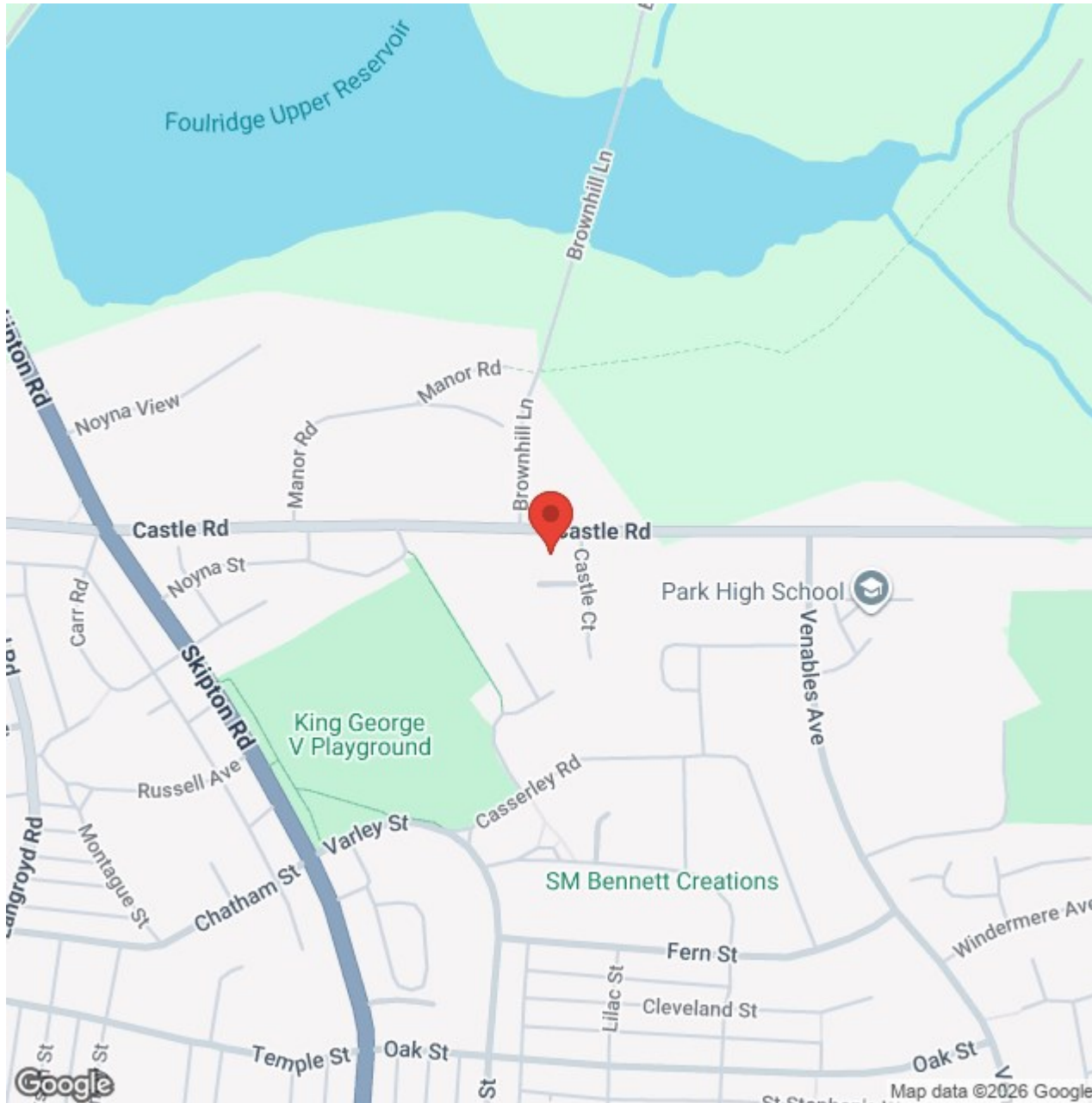
## Castle Court, Colne

### Offers In The Region Of £189,950

- Second floor apartment within a well-regarded development
- Two well-proportioned bedrooms
- Principal bedroom with fitted wardrobes & ensuite
- Spacious open plan living / dining area
- Two allocated parking spaces
- Convenient location close to amenities & M65

An immaculately presented second floor apartment located within the sought-after Castle Court development in Colne. Offering approximately 664 sq ft of well-planned accommodation, this bright and spacious property features a generous open plan living and dining area filled with natural light, a well-appointed fitted kitchen, two bedrooms including a principal bedroom with fitted 'his and hers' wardrobes and private ensuite shower room, along with a separate three-piece bathroom. The apartment is neutrally decorated throughout, creating a warm and inviting feel ready for immediate occupation. Externally, the property benefits from well-maintained communal areas and the rare advantage of two allocated parking spaces, a significant feature for an apartment of this type. Conveniently positioned for local amenities, transport links and access to the M65 motorway network, this superb home offers an excellent balance of comfort, practicality and location.







## Lancashire

An immaculately presented second floor apartment located within the sought-after Castle Court development in Colne. Offering approximately 664 sq ft of well-planned accommodation, this bright and spacious property features a generous open plan living and dining area filled with natural light, a well-appointed fitted kitchen, two bedrooms including a principal bedroom with fitted 'his and hers' wardrobes and private ensuite shower room, along with a separate three-piece bathroom. The apartment is neutrally decorated throughout, creating a warm and inviting feel ready for immediate occupation. Externally, the property benefits from well-maintained communal areas and the rare advantage of two allocated parking spaces, a significant feature for an apartment of this type. Conveniently positioned for local amenities, transport links and access to the M65 motorway network, this superb home offers an excellent balance of comfort, practicality and location.

### SECOND FLOOR

#### ENTRANCE HALLWAY

With access to all rooms. Including a useful storage cupboard.

#### LIVING ROOM / DINING AREA 20'11" x 11'5" (6.38m x 3.48m)

A spacious and light-filled open plan living and dining area enjoying multiple windows which allow an abundance of natural light to pour in. The room offers excellent proportions, comfortably accommodating both a generous seating area and a defined dining space, making it ideal for both relaxing and entertaining. The neutral décor and soft carpeting create a warm and inviting atmosphere, while the elevated second-floor position provides pleasant outlooks. A well-balanced and versatile room forming the heart of the apartment.

#### KITCHEN 6'8" x 12'9" (2.04m x 3.89m)

A well-appointed fitted kitchen offering a range of matching wall and base units with complementary work surfaces and tiled splashbacks. The space incorporates a stainless steel sink and drainer, gas hob with extractor over and integrated oven, along with space for freestanding appliances. A window provides natural light and ventilation, while the layout makes excellent use of the available space to create a functional and efficient cooking area.

#### BEDROOM ONE 10'5" x 9'9" (3.19m x 2.98m)

A well-proportioned double bedroom offering a bright and comfortable retreat, enhanced by a large window allowing plenty of natural light. The room benefits from fitted 'his and hers' double wardrobes providing excellent built-in storage, while still allowing ample space for additional bedroom furnishings. A door leads directly into the private ensuite shower room, making this an ideal and convenient principal bedroom suite.

#### ENSUITE SHOWER ROOM 8'2" x 3'10" (2.50m x 1.17m)

A well-appointed three-piece ensuite comprising a shower enclosure, pedestal wash basin and low-level WC. The space is neatly finished with complementary tiling and a feature border detail, along with a frosted window providing natural light and ventilation. A practical and convenient addition to the principal bedroom.

#### BEDROOM TWO 10'4" x 8'0" (3.16m x 2.46m)

A well-presented and versatile second bedroom enjoying a pleasant outlook via a large window allowing good natural light. The room offers ample space for a double bed or alternative use as a home office, nursery or hobby room, making it ideal for a variety of buyers. Finished in soft neutral tones with fitted carpeting, this is a comfortable and adaptable additional bedroom.

#### BATHROOM 6'7" x 5'7" (2.02m x 1.71m)

A three-piece bathroom suite comprising a panelled bath with shower over and glass screen, pedestal wash basin and low-level WC. The room is finished with complementary wall tiling and feature border detail, with mirrored storage cabinetry providing practical everyday storage. A well-maintained and functional bathroom serving the apartment.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/castle-court-colne>

#### LOCATION

Castle Court is a well-regarded residential development situated in a convenient and popular area of Colne. The property is ideally positioned within comfortable walking distance of local amenities, shops and transport links, while Colne town centre offers a wider range of supermarkets, cafés and leisure facilities. The M65 motorway network is also within easy reach, providing straightforward access towards Burnley, Blackburn and

Manchester, making this an excellent option for commuters. Surrounded by attractive countryside and scenic walks, the location offers a superb balance of convenience and lifestyle.

#### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

#### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



Hilton &  
Horsfall

BB8 7RD

## OUTSIDE

The apartment forms part of the attractive and well-maintained Castle Court development, constructed in stone and set within neatly kept communal grounds. The property benefits from secure communal access and maintained pathways, creating a pleasant residential setting. A particular highlight is the inclusion of two allocated parking spaces, providing convenient and practical off-road parking for residents and visitors alike.



**Living Room / Dining Area**  
20'11" x 11'4"  
6.38 x 3.48 m

**Bedroom**  
10'5" x 9'9"  
3.19 x 2.98 m

**Bedroom**  
10'4" x 8'0"  
3.16 x 2.46 m

**Shower Room**  
8'2" x 3'10"  
2.50 x 1.17 m

**Wardrobe**  
3'6" x 3'0"  
1.09 x 0.92 m

**Bathroom**  
6'7" x 5'7"  
2.02 x 1.71 m

**Storage**  
2'3" x 2'6"  
0.69 x 0.77 m

3'2" x 18'5"  
0.98 x 5.63 m

**Kitchen**  
6'8" x 12'9"  
2.04 x 3.89 m

**Approximate total area<sup>(1)</sup>**  
664 ft<sup>2</sup>  
61.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Hilton &  
Horsfall



## Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024