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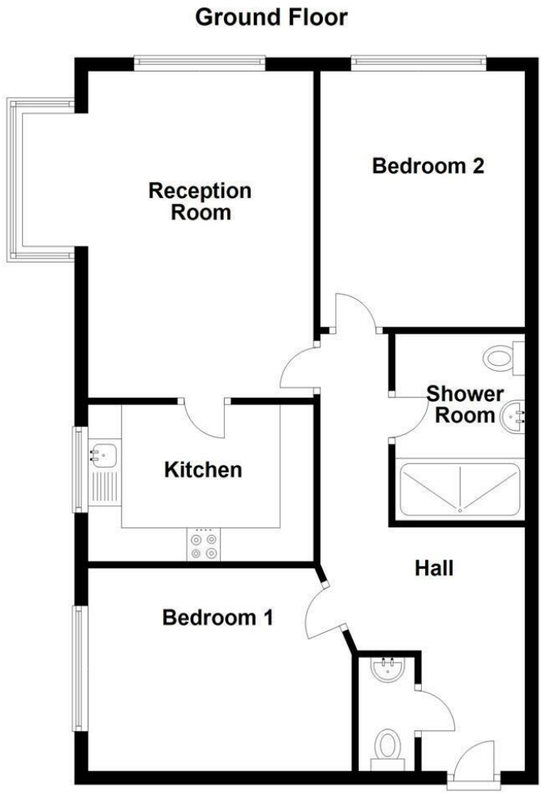
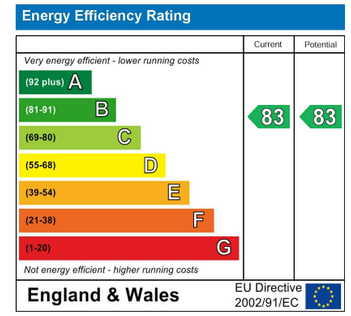


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Blackburn Road, BB5 1HD
Tel: 01254916276 | Email: blackburn@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk









Larmenier Retirement Village, Blackburn, BB2 7AL

Offers Over £100,000

AN OUTSTANDING FIRST FLOOR RETIREMENT APARTMENT

Situated within The Lamenier village retirement complex an immaculately presented two bedroom first floor apartment. With the properties outstanding location and the benefits from of enviable grounds, cultivated communal gardens and allocated parking. The internal feels roomy and has natural light throughout and the place is kitted out with modern, high quality fixtures and fittings and is presented and maintained to the highest standard. Truly perfect accomodation for a couple or single occupant. Situated close to the local amenities of Blackburn with swift links to travel routes and connections to Preston, Clitheroe and major motorways. With wonderful views overlooking beautiful gardens.

The property comprises briefly; a welcoming entrance hallway with access through to a spacious reception room and modern three piece shower room, two double bedrooms and a separate WC. The reception room has access to a modern kitchen fitted with contemporary wall and base units and quality appliances. Externally there are maintained gardens within private grounds, fantastic communal areas such as; restaurants, gardens rooms, seating areas and off road parking!

For further information or to arrange a viewing please contact our Blackburn office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Larmenier Retirement Village, Blackburn, BB2 7AL

Offers Over £100,000

2 1 1 B

- Pleasant First Floor Apartment
- Sought After Location
- Onsight Restaurants, Seating Areas-Garden Rooms
- EPC Rating B
- Two Double Bedrooms
- Mature Vibrant Communal Grounds
- 24 Hour Security Assistance
- Beautiful Stylish Fitted Kitchen
- In House Amenities
- Private Off Road Parking

Ground Floor

Entrance
Solid wood door to the hallway.

Hallway
13'8 x 10' (4.17m x 3.05m)

Central heating radiator, coving to the ceiling, smoke alarm, loft access, doors to the reception room, two bedrooms, wet room, WC and storage cupboard.

Reception Room
16' x 14'4 (4.88m x 4.37m)

UPVC double glazed box bay window, UPVC double glazed window, central heating radiator, coving to the ceiling, smoke alarm, electric fire to the chimney breast and television point.

Kitchen
10'5 x 7'8 (3.18m x 2.34m)

UPVC double glazed window, central heating radiator, range of cream wall and base units, wood effect surfaces, tiled splashbacks, stainless steel sink, drainer and high spout mixer tap, integrated electric oven, four ring gas hob, extractor hood, space for fridge freezer, plumbing for a washing machine, integrated boiler and wood effect flooring.

Bedroom One
12'11 x 9'11 (3.94m x 3.02m)

UPVC double glazed window, central heating radiator, coving to the ceiling and smoke alarm.

Bedroom Two
12'6 x 10' (3.81m x 3.05m)

UPVC double glazed window, central heating radiator, coving to the ceiling, coving to the ceiling and fitted wardrobes.

Shower Room-Wet Room
9'2 x 6'4 (2.79m x 1.93m)

Chrome heated towel rail, three piece suite comprising of direct feed shower enclosure, elevated wash basin with traditional taps, low basin WC, extractor fan and vinyl flooring.

WC
2'9 x 5'7 (0.84m x 1.70m)

Two piece suite comprising of pedestal wash basin with traditional taps, dual flush WC, extractor fan and vinyl flooring.

External

Rear
Communal gardens and off road alloted parking.

Agents Notes
Communal lounges, garden rooms, restaurants and twenty four hour security assistance.







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