



## St. Andrews Road, Brockhall Village, Old Langho, BB6 8BS

£249,950

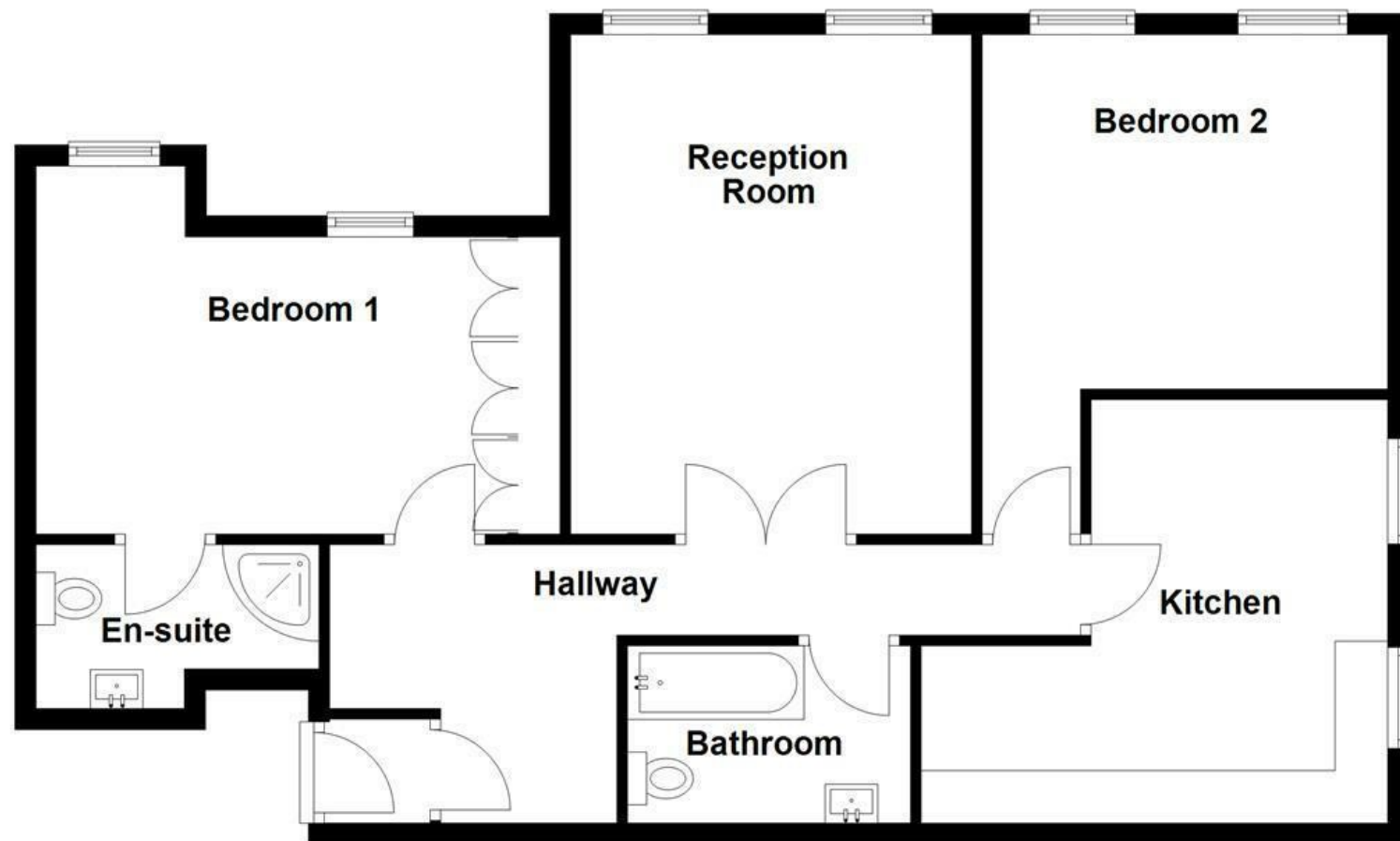
Welcome to this charming two-bedroom apartment located on St. Andrews Road in the gated community of Brockhall Village, Old Langho. This delightful property offers a perfect blend of modern living and comfort, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering Belfry Mansions there is an impressive entrance hall with a lift to the first floor. In the apartment you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The modern recently installed kitchen is well-equipped and designed for both functionality and style, making meal preparation a pleasure. The apartment boasts two well-proportioned bedrooms, with the main bedroom featuring an en suite bathroom for added convenience and privacy.

In addition to the en suite, there is a second bathroom, ensuring that all residents have ample facilities. The property also benefits from residents' and visitors' parking, making it easy for you and your guests to find a space. The communal gardens offer a lovely outdoor area where you can unwind and enjoy the fresh air, providing a peaceful retreat right at your doorstep.

This apartment is not only a comfortable home but also a wonderful opportunity to enjoy the serene lifestyle that Old Langho has to offer. With its modern amenities and charming surroundings, this property is sure to appeal to those seeking a delightful living experience. Don't miss the chance to make this lovely apartment your new home.

### Apartment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Two Bedroom Apartment
- Recently Installed Three Piece Bathroom
- Allocated Parking & Garage
- EPC Rating B
- Contemporary Open Plan Dining Kitchen
- En Suite To Main Bedroom
- Leasehold
- Neutral Decor
- Communal Gardens
- Council Tax Band E

## First Floor

### Entrance Vestibule

3'5 x 3'1 (1.04m x 0.94m)

Hardwood front entrance door and door to the hallway.

### Hallway

26'3 x 9' (8.00m x 2.74m)

Central heating radiator, storage cupboards, coving, ceiling rose, smoke alarm and doors to reception room, kitchen, two bedrooms and bathroom.

### Reception Room

15'7 x 12'6 (4.75m x 3.81m)

Two UPVC double glazed windows, central heating radiator, electric fire with marble surround, coving, ceiling rose and hardwood single glazed French doors to the rear.

### Kitchen

14'7 x 13'2 (4.45m x 4.01m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with wood effect surfaces, electric oven with four ring gas hob, extractor hood, stainless steel sink, concealed boiler, coving, spotlights, smoke alarm and vinyl flooring.

### Bathroom

8'6 x 5'5 (2.59m x 1.65m)

Central heating towel rail, wall mounted wash basin, dual flush WC, panelled bath, tiled elevations, extractor fan and vinyl flooring.

### Bedroom One

16'4 x 11'5 (4.98m x 3.48m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes, coving and door to the en suite.

### En Suite

8'6 x 4'9 (2.59m x 1.45m)

Central heating towel rail, vanity top wash basin, dual flush WC, corner direct feed shower unit, tiled elevations, extractor fan and vinyl flooring.

### Bedroom Two

15'4 x 12'7 (4.67m x 3.84m)

Two UPVC double glazed windows, central heating radiator and coving.

### External

Communally maintained gardens, parking and access to a garage.



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