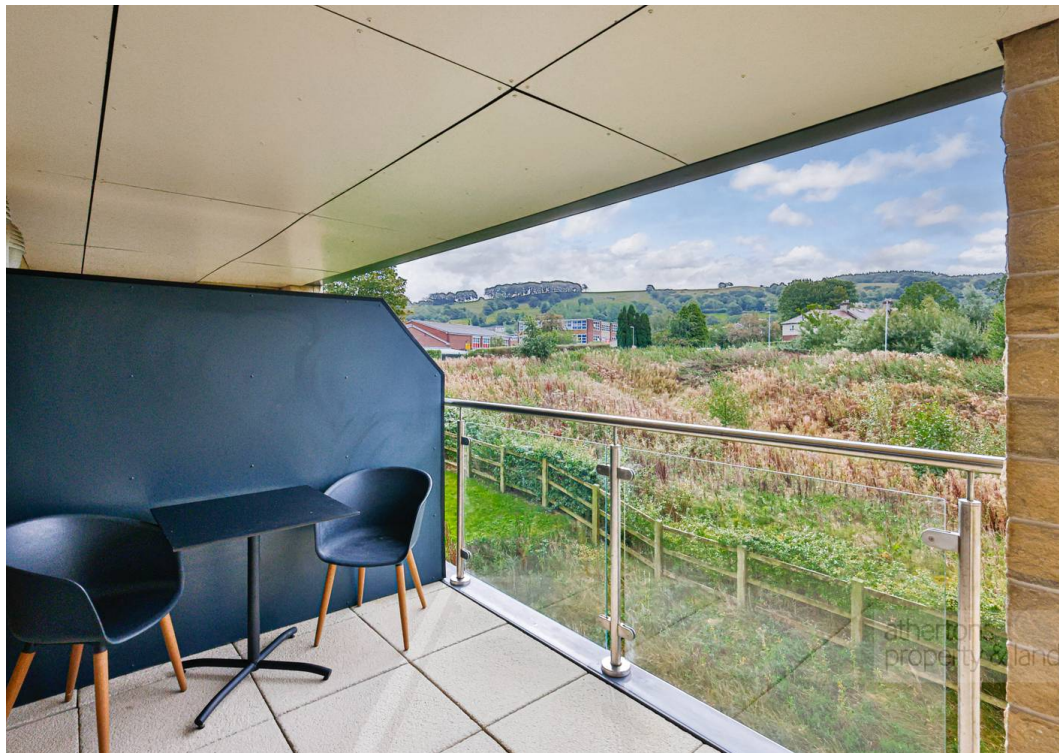




Elker Meadows, Billington, Ribble Valley BB7

£185,000



An attractive and beautifully presented two-bedroom first-floor apartment, situated within this highly regarded and select development designed specifically for the over 55s. Offering spacious, easy-to-manage accommodation with the convenience of lift access to the first floor, the property enjoys an excellent specification throughout together with beautifully maintained communal gardens, allocated parking and a superb private covered balcony with delightful elevated views.

Entering the apartment, a welcoming hallway with attractive oak-effect flooring provides access to the principal accommodation and incorporates a useful built-in storage cupboard. The standout space is undoubtedly the impressive open plan lounge and breakfast kitchen. Generously proportioned and filled with natural light, the lounge provides ample space for both relaxing and dining, with full-length glazing and a uPVC door opening directly onto the private covered balcony. The elevated position provides a particularly attractive outlook and gives the living space a bright and airy feel.

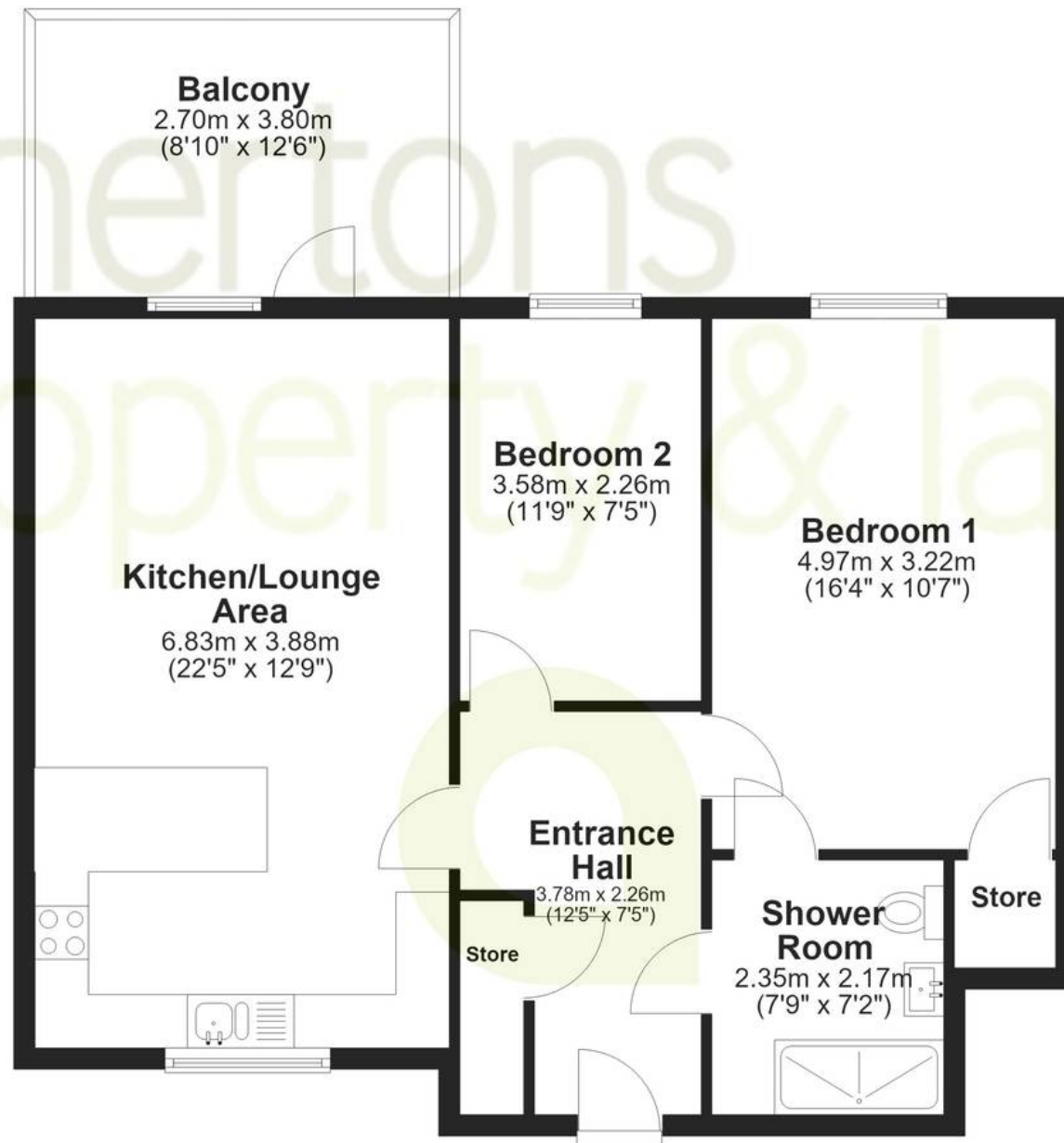
Open to the lounge is the contemporary breakfast kitchen, fitted with a stylish range of grey high-gloss cabinetry, complementary work surfaces and a breakfast bar. An excellent range of integrated NEFF appliances is included, comprising a Hide & Slide oven, ceramic hob with extractor over, washer/dryer, dishwasher and fridge/freezer. A window above the kitchen provides further natural light and enjoys attractive elevated views over the communal gardens and towards Stonyhurst.

The principal bedroom is an excellent-sized double room with built-in storage and a uPVC double-glazed window enjoying lovely views towards Whalley Nab. A particularly useful feature is the Jack and Jill access directly into the shower room. The second bedroom is also well proportioned and provides flexibility as a guest bedroom, study or additional sitting room, again enjoying an attractive outlook towards Whalley Nab.



Ground Floor

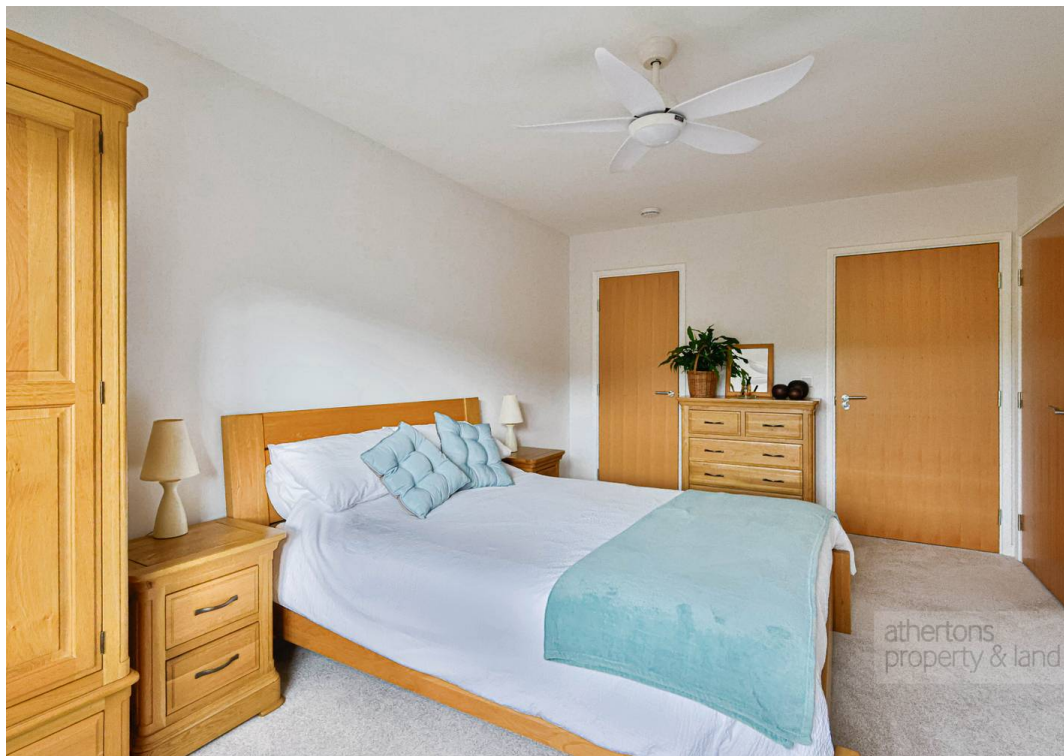
Approx. 67.3 sq. metres (724.0 sq. feet)
(excluding Balcony)



Total area: approx. 67.3 sq. metres (724.0 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.







Completing the accommodation is a modern wet-room-style shower room, fitted with a walk-in shower area, pedestal wash basin and low-level WC. The room is finished with fully tiled walls and non-slip flooring and also incorporates a chrome heated towel radiator, shaver point and a VALIRYO wall-mounted body dryer, with direct access from both the hallway and principal bedroom.

Externally, the apartment benefits from a superb private stone-paved covered balcony, providing ample room for a table and chairs and creating a wonderful outdoor space from which to sit and enjoy the pleasant outlook towards Whalley Nab. The development itself is surrounded by beautiful and exceptionally well-kept communal landscaped gardens, incorporating established lawns, mature planting and various seating areas for residents to enjoy. There is also a stone-paved communal terrace with glazed balustrading overlooking the gardens. An allocated private parking space is provided for one vehicle, together with additional visitor parking.

Combining generous accommodation, quality fixtures and fittings, lift access and attractive outdoor space within a peaceful and beautifully maintained setting, this superb apartment is ideally suited to those looking for a comfortable and manageable home within a sought-after over 55s development.

Services - Mains supplies of gas, electricity, water and drainage. Gas warm air central heating from an Ideal Logic condensing combination boiler to wall mounted radiators

Tenure

The tenure is Leasehold. 125 years from the 1/8/2016. No ground rent payable. Service charge payable £1680 per annum. Service charge includes Door Entry, Insurance, Boiler Service, Lift, management fees, grounds and landscaping, communal cleaning, window cleaning, PAT testing, communal electricity, fire risk management, air and water monitoring, assurance fee.

Energy Performance Rating - B (84).

Council Tax - Band B.

