

Property Details

27 Dickens Court, Old Langho,
Lancashire, BB6 8HT

£199,950



Property Photos

27 Dickens Court, Old Langho, Lancashire, BB6 8HT

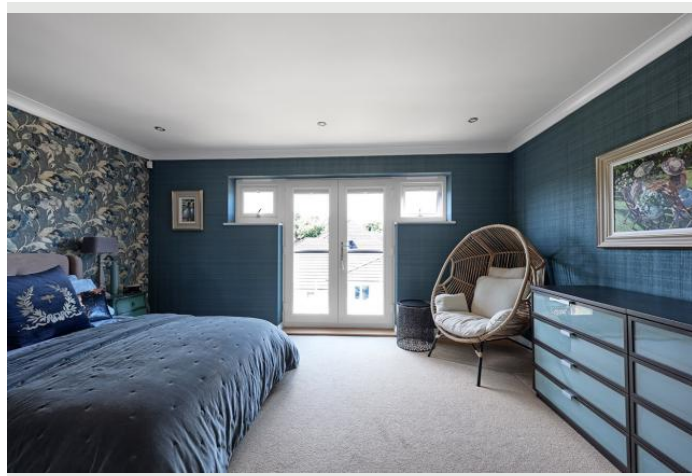
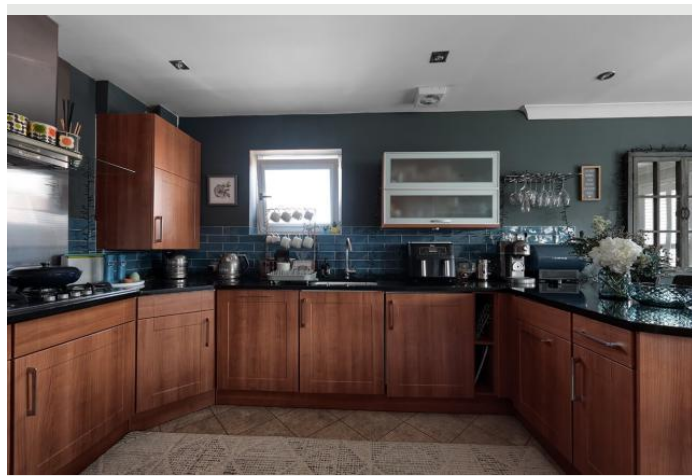


Creation Date

04/08/2026

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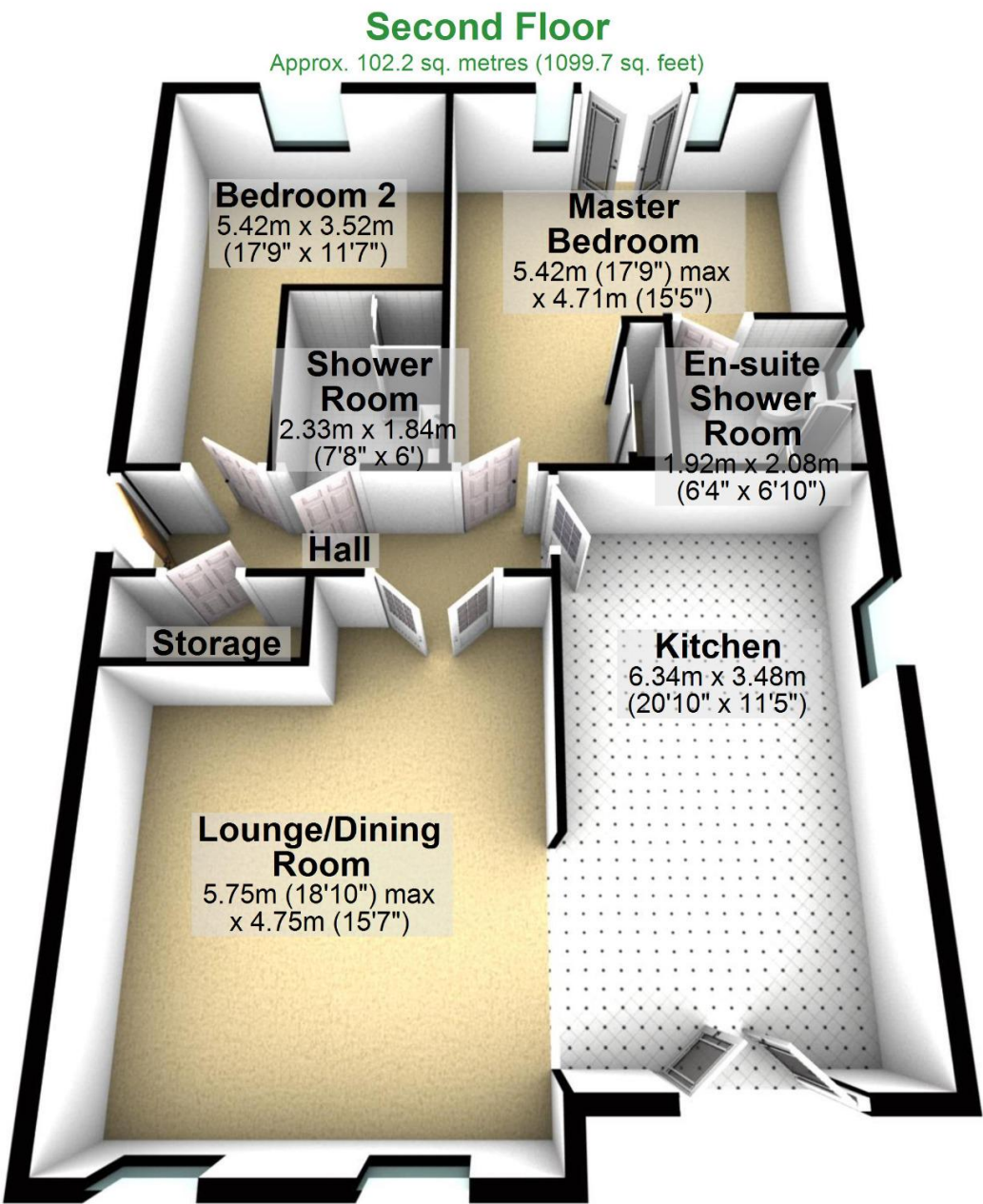


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Property Floor Plans

27 Dickens Court, Old Langho, Lancashire, BB6 8HT

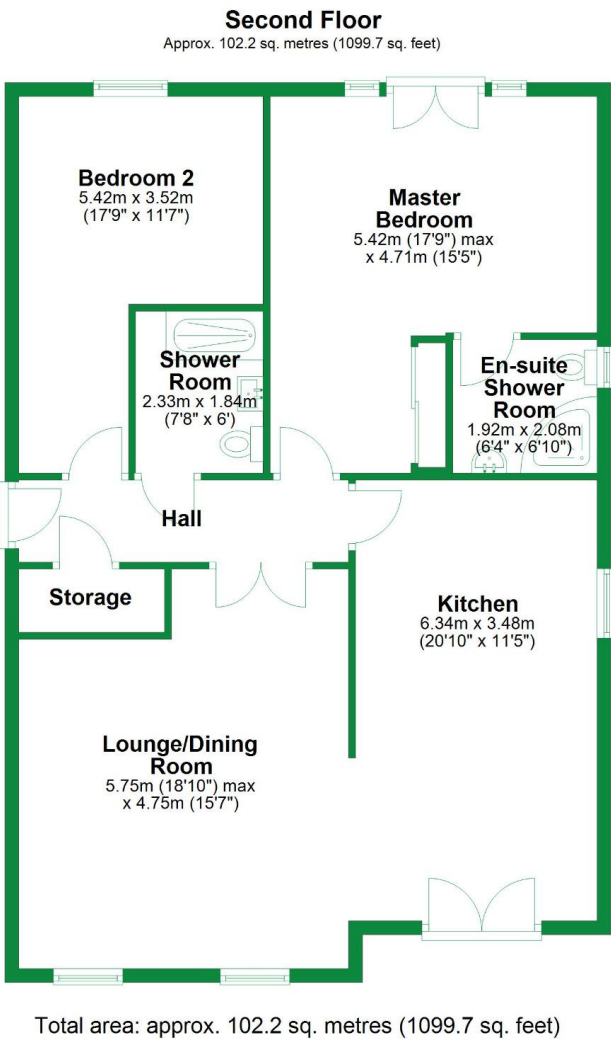


Total area: approx. 102.2 sq. metres (1099.7 sq. feet)

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Property Floor Plans

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Property EPC

27 Dickens Court, Old Langho, Lancashire, BB6 8HT

6/9/26, 5:28 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

27 Dickens Court
Old Langho
BLAUGBURN
BB6 8HT

Energy rating
C

Valid until: 8 June 2036
Certificate number: 7101-0216-7002-1906-2502

Property type
Top-floor flat

Total floor area
103 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score | Energy rating

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current | Potential

79 C	90 C
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The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/7101-0216-7002-1906-2502?print=true>

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Property Info

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Property Type
Flats / Apartments
Property Style
Apartment
Bedrooms
2
Bathroom
2
Receptions
1
Tenure Type
Leasehold
Floor Area
1099
Agency Type
Sole
Parking
Allocated Parking
Type
Sales
Electricity
Mains Supply

Property Info

27 Dickens Court, Old Langho, Lancashire, BB6 8HT

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC
Accessibility
Lift access
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
960
Current Service Charge
2942.19
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
3005-01-01
Price Qualifier
-
Price
£199,950
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

27 Dickens Court, Old Langho, Lancashire, BB6 8HT

Feature 1

Stylish Two-bedroom Second-floor Apartment

Feature 2

Spacious Open-plan Living, Dining, And Kitchen Area

Feature 3

Located Within The Prestigious Brockhall Village Development

Feature 4

Principal Bedroom With En-suite Shower Room

Feature 5

Modern And Sleek Interior Throughout

Feature 6

Two Well-proportioned Double Bedrooms

Feature 7

Allocated Off-road Parking For Two Vehicles

Feature 8

Peaceful Setting With Excellent Commuter Links

Feature 9

Great Local Amenities, All Within Walking Distance, Including Cafe, Salon, Gym Nursery And Pub

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Stylish Two-Bedroom Apartment in Sought-After Brockhall Village

Situated within the highly desirable Brockhall Village, this beautifully presented two-bedroom, second-floor apartment offers contemporary living in a peaceful and exclusive setting. Boasting a modern, sleek, and stylish interior throughout, the property is ideal for professionals, couples, small families, or those looking to downsize without compromising on quality.

Key Features

- Attractive two-bedroom second-floor apartment
- Located within the prestigious Brockhall Village development
- Spacious open-plan living, dining, and kitchen area
- Fully fitted modern kitchen
- Principal bedroom with en-suite shower room
- Newly fitted contemporary family bathroom
- Modern, sleek, and stylish interior throughout
- Two well-proportioned double bedrooms
- Allocated off-road parking for two vehicles
- Peaceful setting with excellent commuter links
- Ideal for professionals, couples, and downsizers

Agent's Perspective

The accommodation comprises a spacious open-plan reception, dining, and kitchen area, creating a bright and welcoming living space perfect for both everyday living and entertaining. The fully fitted modern kitchen features a range of quality units and integrated appliances, complemented by ample worktop space.

The generous principal bedroom benefits from an en-suite shower room, while the second double bedroom is served by a newly fitted contemporary family bathroom finished to a high standard. The property benefits from a fully boarded loft with ladder for convenient extra storage. Residents also benefit from allocated off-road parking for two vehicles and the security and exclusivity that Brockhall Village is renowned for.

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Client's Perspective

We have loved everything about the apartment. It is very bright and airy, it's lovely to watch the seasons change with views over Longridge Fell.

Extremely cosy in winter and cool in summer when the patio doors are flung open. It's so handy for shopping with Whalley and Clitheroe, just a short distance away.

Eating out is wonderful in this area, with Northcote just up the road and several other amazing restaurants and pubs on our doorstep.

Location

Brockhall Village is a prestigious gated development set amidst attractive woodland surroundings, offering a tranquil lifestyle while remaining conveniently located for excellent transport links. Nearby towns such as Blackburn, Preston, and Clitheroe provide a wide range of shopping, dining, and leisure amenities, while the nearby motorway network offers easy access across the North West.

Additional Information

Monthly service charge - 245.18

Monthly maintenance fee - 80.00

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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