



PROCTORS

ESTATE AGENTS

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11 Clippers Quay, Merchants Landing, Blackburn

£85,000

To be sold with sitting tenant, currently paying £750pcm Fully modernised two bedroomed first floor apartment situated in this popular residential location close to all excellent local amenities and within easy reach of Blackburn Town Centre and Royal Blackburn Hospital. The accommodation briefly comprises of entrance hallway, L shaped lounge with dining area which is open to the kitchen, two bedrooms and a three-piece bathroom. There is also a decked out veranda area. Off road parking is also provided. Internal inspection is highly recommended to fully appreciate this lovely apartment.



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TENURE

We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALLWAY

Electric heater

L SHAPED LOUNGE

19' 0" x 13' 4" (5.79m x 4.06m) 3 x double glazed windows, 2 x electric heaters, new carpets, new decor, completely refurbished

KITCHEN

7' 11" x 6' 0" (2.41m x 1.83m) Wall & base units with built in oven, extractor, stainless steel single drainer sink unit with mixer tap, plumbed for washer

BEDROOM ONE

10' 5" x 8' 9" (3.18m x 2.67m) PVC double glazed window, electric heater

BEDROOM TWO

9' 6" x 6' 8" (2.9m x 2.03m) Double glazed window, electric heater

THREE-PIECE BATHROOM

Low level WC, wash basin in vanity, shower, laminated walls, wall heater

OUTSIDE

Allocated parking, communal garden

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Tenure	Leasehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	68d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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