



Set within a quiet pocket of the ever-popular village of Trawden, this first floor apartment presents an excellent opportunity for buyers seeking a project, offering well-proportioned accommodation with clear potential for repair and refurbishment throughout. The property enjoys a pleasant position with allocated parking and communal access, and with the right vision, could be transformed into a superb home or investment.

We will be conducting an Open House event at the property on Thursday 21st May between 10:00am and 11:30am. This will provide prospective purchasers with the opportunity to view the property at their convenience within the allocated time slot, whilst also allowing our team to answer any questions regarding the accommodation, setting and potential on offer. Due to the anticipated level of interest, we would strongly advise registering your attendance with our office in advance.

The property is to be sold via Modern Method of Auction with all bids to be submitted to whalley@athertons-uk.com by Friday 5th June 2026 at 12:00 noon. For further information, please contact our Whalley office.

A buyer's protection fee of 3% including VAT of the purchase price (subject to a minimum of £4,000 including VAT) is payable on offer acceptance, with 56 a day completion deadline to exclusively reserve the property. This fee is in addition to the purchase price.

Accessed via a communal entrance with staircase rising to the upper levels, the apartment itself opens into a central hallway with useful built-in storage and loft access. The heart of the home is an open plan living and kitchen space, a generous room with dual aspect windows allowing for plenty of natural light and ample scope to reconfigure and modernise to suit individual tastes. The kitchen area is fitted with a range of units and integrated appliances, though now ready for updating.

There are two well-proportioned double bedrooms, the principal benefitting from an en-suite shower room, while a separate bathroom serves the second bedroom. Both bath and shower facilities are in place, however the apartment would now benefit from a programme of improvement to fully realise its potential.

Externally, the property benefits from allocated parking within a communal car park. The apartment is leasehold and falls within Council Tax Band B, with a service charge of approximately £110 per month.

The property is to be sold through our Secure Sale service. A buyer's protection fee of 3% including VAT of the purchase price (subject to a minimum of £4,000 including VAT) is payable on offer acceptance, with 56 a day completion deadline to exclusively reserve the property. This fee is in addition to the purchase price.

Best and final offers are to be submitted to whalley@athertons-uk.com by Friday 5th June at 12:00 noon. For further information, please contact our Whalley office.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold. 999 years from 1 January 2007. Annual ground rent £200. Annual service charge £1386.36.

Energy Performance Rating

TBC.

Council Tax

Band B.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 1.30pm

Athertons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statements that are made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and neither Athertons nor their clients have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Ground Floor

Approx. 69.8 sq. metres (751.5 sq. feet)



Total area: approx. 69.8 sq. metres (751.5 sq. feet)

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



about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

Telephone - 01254 828810
Visit - www.athertons-uk.com
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