

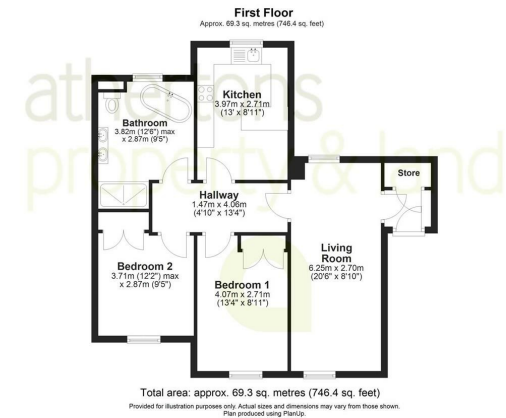


4 Watling Gate, Blackburn, BB6 8BN  
£189,950

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# 4 Watling Gate, Blackburn, BB6 8BN

Presented to the market is this stylish two-bedroom first-floor apartment, ideally positioned within the prestigious and gated Brockhall Village development, one of the Ribble Valley's most sought-after residential locations. Offered to the market in pristine condition with modern touches throughout, the property enjoys a peaceful setting surrounded by beautifully maintained communal gardens, while benefiting from excellent local amenities and countryside walks on the doorstep.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
			73		78

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