





To be sold with a tenant in situ and enjoying a prime position within the ever-desirable Calderstones Park development, this well maintained two-bedroom apartment combines stylish, low-maintenance living with the natural charm of the Ribble Valley. Surrounded by mature parkland and thoughtfully landscaped communal areas, the home offers a peaceful setting just moments from the bustling heart of Whalley village.

This first-floor apartment has been well maintained and offers a great opportunity for an investor looking for a an investment opportunity - with having a tenant in situ.

The development itself has been carefully designed to maximise green space, with open parkland enhancing the sense of calm and community. A brick wall marks the boundary to the property, while paved and grassed areas surround the building, with flowerbeds and lawned communal gardens.

Inside, a private entrance hall and staircase lead up to the main accommodation, where a welcoming hallway connects each of the principal rooms. To the front of the property, the spacious living room enjoys an abundance of natural light through a large UPVC double-glazed window and is fitted with satellite, telephone, and TV points.

Adjoining the living area, the contemporary kitchen features sleek beech-effect cabinetry with chrome handles, laminate work surfaces, and appliances including a four-ring gas hob, double oven and grill, plumbing for washing machine, and space for fridge-freezer. A combination boiler is neatly housed in a cupboard, and the kitchen is finished with a one-and-a-half bowl sink with drainer, inset low-energy lighting, and a double-glazed window.

There are two well-proportioned bedrooms, each with double radiators fitted with energy-saving valves. The principal bedroom is generously sized, complete with TV, telephone, and power points, while the second bedroom is a versatile space - ideal as a guest room, nursery, or home office.

The bathroom is smartly appointed with a three-piece white suite comprising a panelled bath with overhead plumbed shower, low-level WC, and pedestal basin. Lino flooring and tiled walls complete the space.

To the front of the property, an allocated parking space ensures day-to-day convenience, with additional visitor parking available. Just a short stroll from Whalley's thriving village centre - home to a range of boutique shops, cafes, restaurants, and excellent transport links - this delightful apartment offers a rare opportunity to enjoy both the serenity of parkland living and the vibrancy of one of Lancashire's most sought-after communities.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold. Length of lease TBC. Ground rent & Maintenance Charge TBC. There is a Section 106 agreement in place.

## 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

**01254 828810**

**8 York Street, Clitheroe, BB7 2DL**

Monday to Friday - 9.00am to 5.00pm

**01200 428691**

## Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





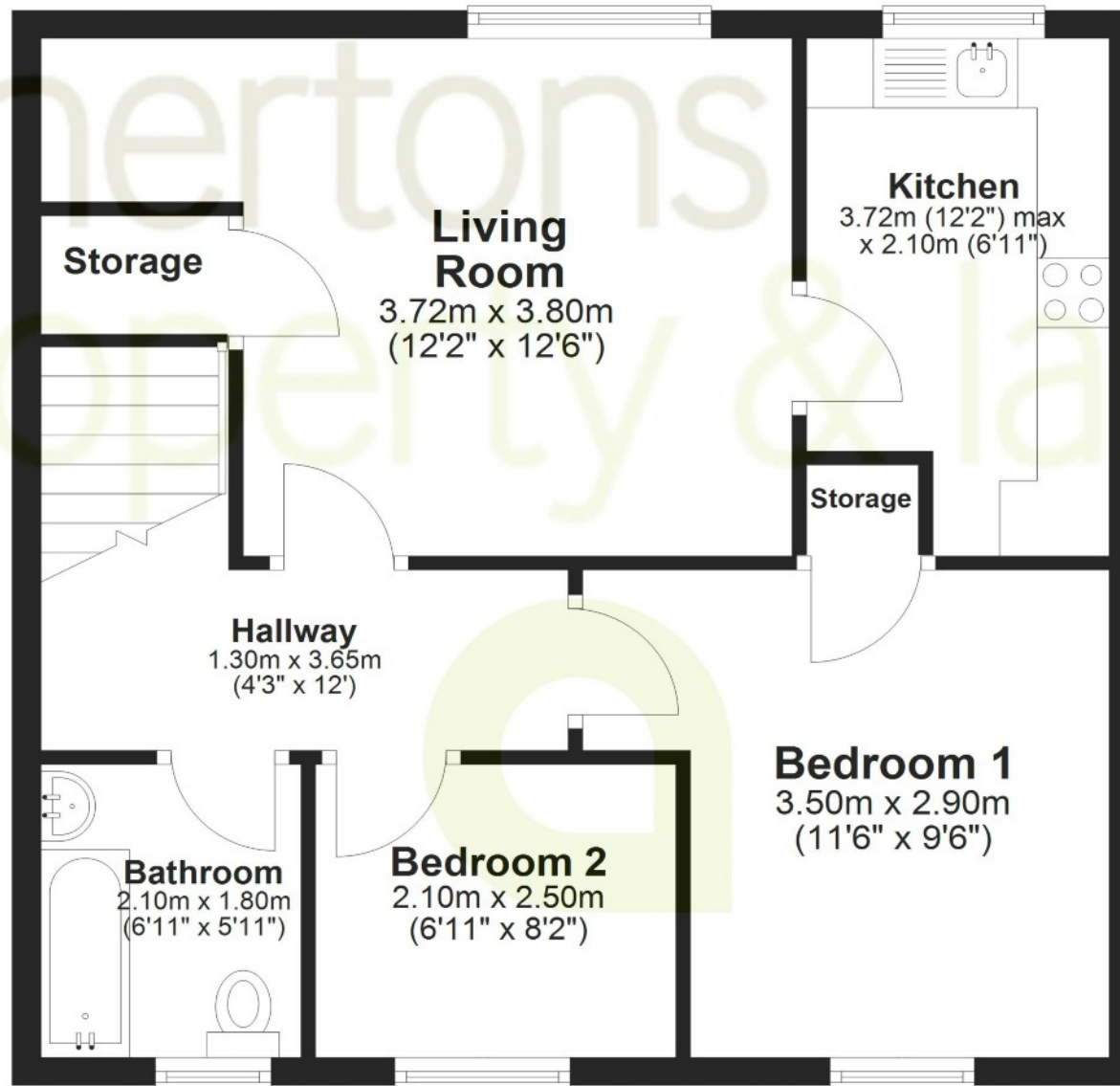






## Ground Floor

Approx. 54.1 sq. metres (582.5 sq. feet)



Total area: approx. 54.1 sq. metres (582.5 sq. feet)













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property & land