



An impressive ground floor apartment offering generously proportioned, luxuriously appointed accommodation, meticulously maintained and presented to a high standard throughout. Situated in a highly sought-after and convenient location within easy reach of the town centre, shops and transport links, the property further benefits from a designated parking space immediately adjacent to the apartment.

The accommodation comprises a welcoming entrance hallway leading to a particularly spacious open-plan lounge and dining area. This attractive living space enjoys an easterly aspect, with morning sunlight streaming through French doors which open directly towards the parking area, providing a practical alternative access point. A smart fitted kitchen with Neff appliances, two bedrooms - the master with an en-suite; both with fitted furniture. Four piece house bathroom.

The kitchen is stylishly fitted in a popular Shaker design with polished wood-effect cabinetry, granite-effect work surfaces and complementary splash back tiling. Integrated Neff appliances include an electric oven with ceramic hob and extractor, fridge/freezer and dishwasher, with a Bosch washer dryer. A Blanco stainless steel sink with mixer tap and ample worktop and power points complete the space.

There are two well-proportioned bedrooms, both benefiting from fitted wardrobes and bedroom furniture. The principal bedroom is a generous double room enjoying morning sunshine and is served by a smart en-suite shower room fitted with quality sanitaryware, thermostatic shower, mirrored storage and heated towel rail. Bedroom two comfortably accommodates a double bed or sofa bed.

The main bathroom is fitted with a contemporary four-piece suite comprising a panelled bath with central filler, separate shower cubicle with thermostatic controls, pedestal washbasin, low-level WC, mirrored cabinet and heated towel rail.

Additional features include PVCu double-glazed windows and French doors, oak-effect internal doors with chrome fittings, Duravit sanitaryware with Hansgrohe taps and showers, door intercom system, a Safe & Secure 24-hour wireless security system, and electric panel heaters with thermostatic controls. Hot water is supplied via a Stelflow Duplex unvented cylinder on an economy tariff.

Externally, the apartment benefits from its own designated parking space alongside additional visitor parking. The well-maintained communal gardens provide an attractive setting and are included within the service charge.

Offered with NO ONWARD CHAIN.

Mains electricity, water and drainage.

Services

All mains services are connected.
Have heating controls.

Tenure

We understand from the owners to be Leasehold, 999 years from 1st January 2005. £150 Per Year
Annual fee for self management service charge £1,380 - which includes, building insurance, maintenance of common areas, window cleaning and maintenance of garden areas

Council Tax

Band D.

Energy Rating (EPC)

EPC C

Viewings

Strictly by appointment only.

Office Hours

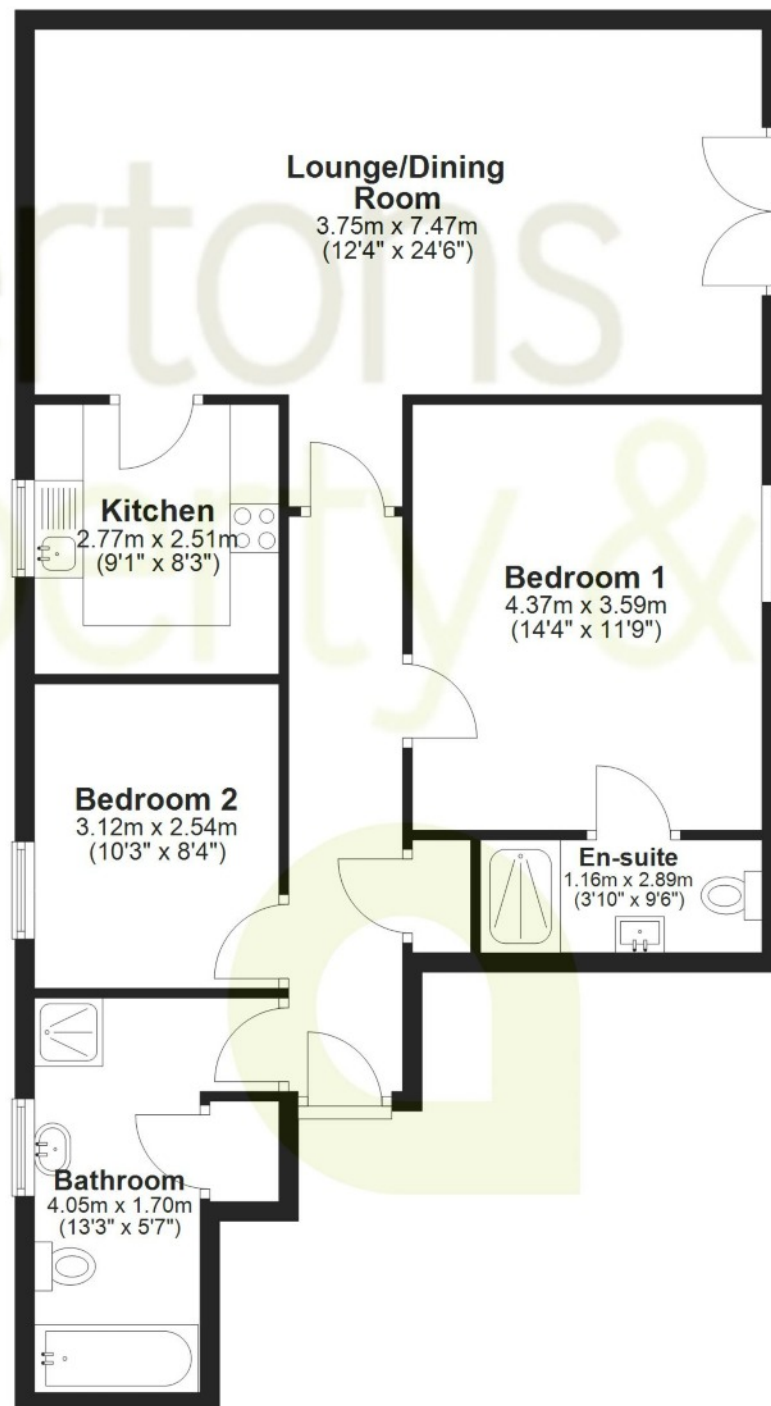
53 King Street, Whalley BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 1.30pm

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 (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

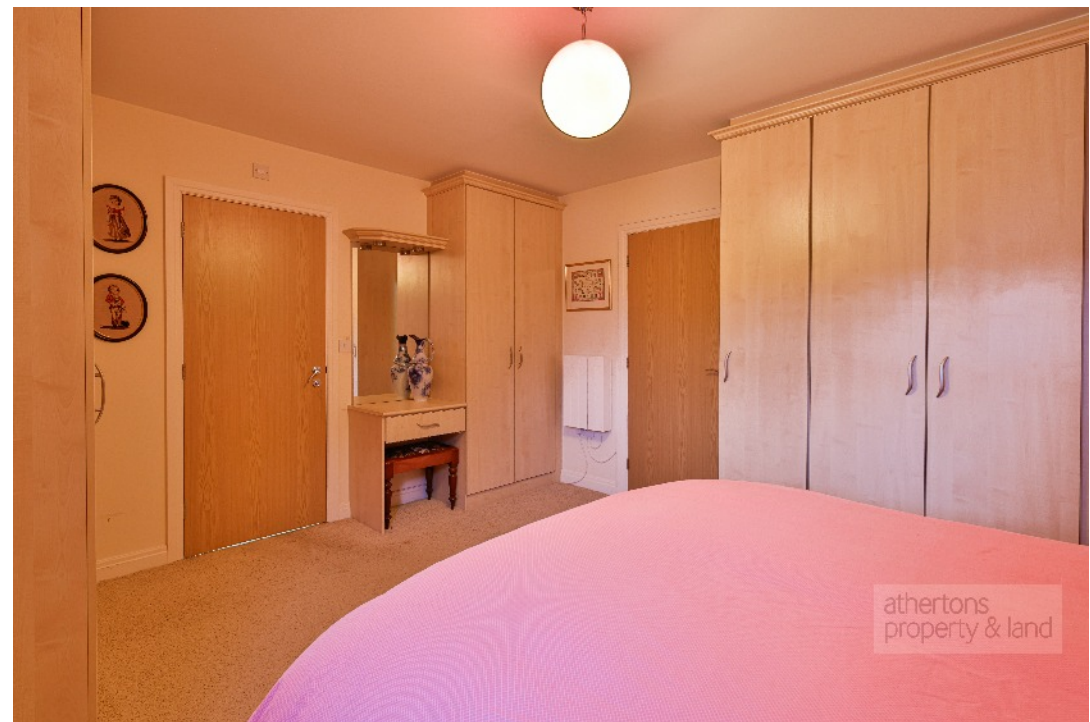




Total area: approx. 82.5 sq. metres (887.5 sq. feet)

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







meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Helen Jones
Senior Sales Negotiator



Julie Jackson
Senior Sales Negotiator



Russell Anderton
Senior Valuer



Mollie Bentley
Media Manager



Tom Brown
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land
Management



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



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Nick Cunliffe
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