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Watling Gate, Brockhall Village, Ribble Valley BB6
£189,950



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.

The apartment is light, well-proportioned and immaculately presented throughout, with a practical and thoughtfully arranged layout designed to maximise natural light and everyday comfort. Large windows create a bright and airy feel across the living spaces, complemented by sleek, contemporary décor that allows a purchaser to move straight in with minimal effort.

Accessed via a communal entrance, the apartment opens into a welcoming vestibule with laminate flooring and a useful storage cupboard. The generous lounge is a particular highlight, featuring dual-aspect windows, stylish coving, two panel radiators and ample space for both living and dining furniture, making it ideal for relaxing or entertaining.

The separate kitchen is well-appointed and stylishly finished, fitted with a range of modern wall and base units complemented by marble-effect work surfaces, tiled splashbacks and flooring. Integrated appliances include a dishwasher and fridge-freezer, along with a four-ring electric hob and extractor. There is also a fitted bench dining area with table maximising space and providing a great social area.

A central hallway provides access to the remainder of the accommodation and loft storage. Bedroom One is a well-proportioned double room featuring fitted wardrobes and a wooden double-glazed window, while Bedroom Two is a further generous double, again with fitted wardrobes, making it ideal for guests, a home office or additional bedroom space.

The bathroom is finished to an excellent standard and offers a contemporary four-piece suite comprising a striking freestanding bath, mains-fed shower enclosure, twin wash basins, WC and a heated towel radiator. Ceiling spot-lights, tiled flooring and a useful storage cupboard housing the Worcester Bosch combination boiler complete the space.

Externally, the property benefits from a single detached garage, additional parking, and access to attractively maintained communal gardens, all set within the security and exclusivity of this gated development. Brockhall Village is renowned for its strong sense of community and excellent amenities, including a village café, salon, nursery, popular pubs and restaurants such as The Black Bull and The Avenue, along with scenic walking routes through the surrounding Ribble Valley countryside.

An ideal opportunity for downsizers, professionals or investors seeking a high-quality apartment in a prime Ribble Valley location, combining modern living with convenience, security and lifestyle appeal.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold. Service charge £3520 per annum - length of lease 999 year starting from 1st December 1992.

Energy Performance Rating

C (73).

Council Tax

Band 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
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.

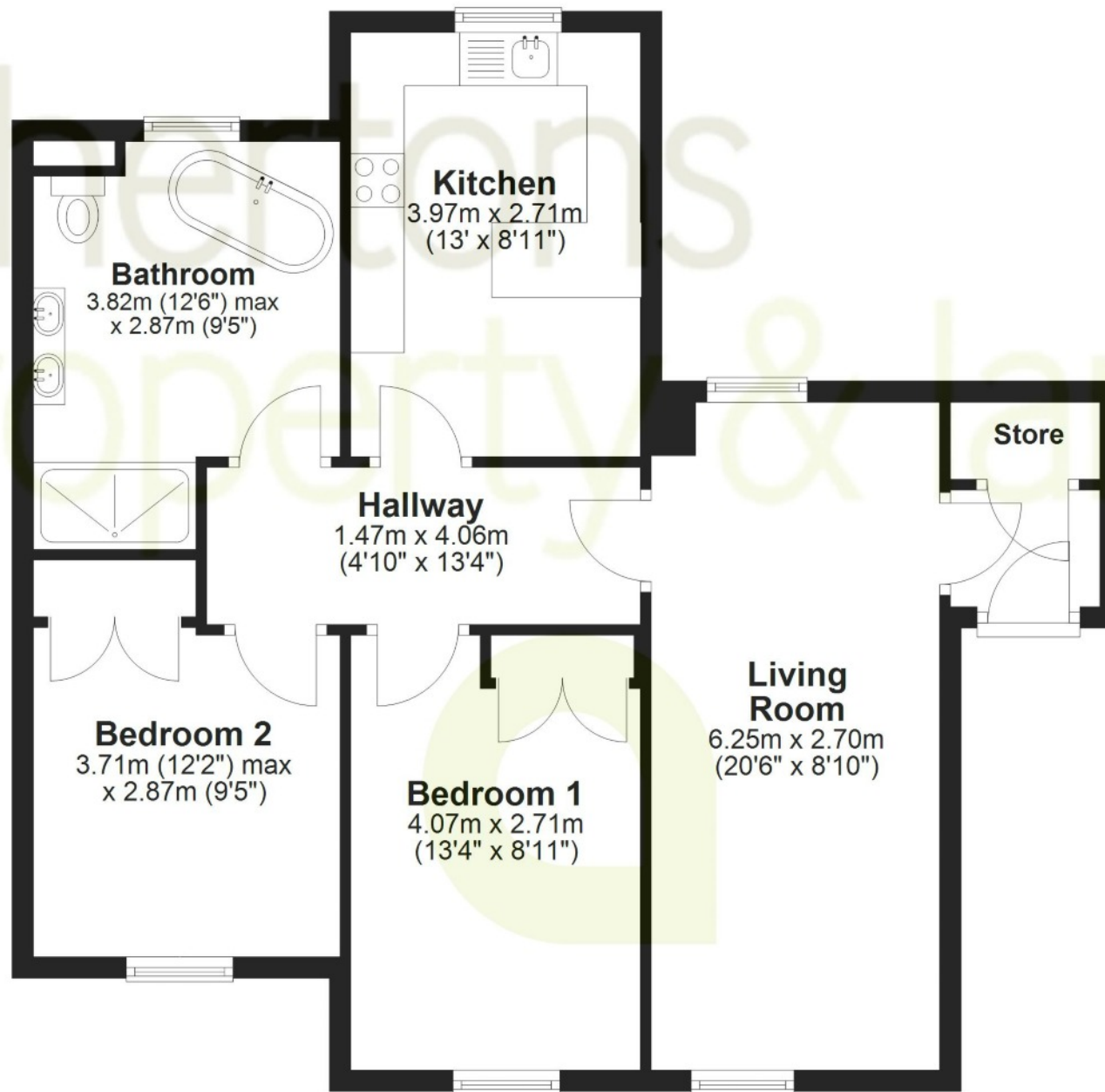
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





First Floor

Approx. 69.3 sq. metres (746.4 sq. feet)



Total area: approx. 69.3 sq. metres (746.4 sq. feet)

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





meet the team



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Julie Jackson
Senior Sales Negotiator



Russell Anderton
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