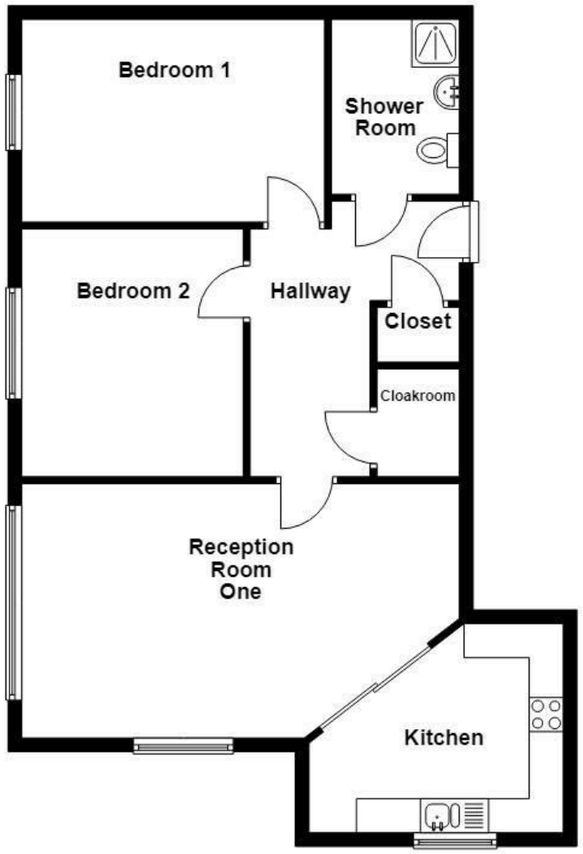
Keenans

Ground Floor

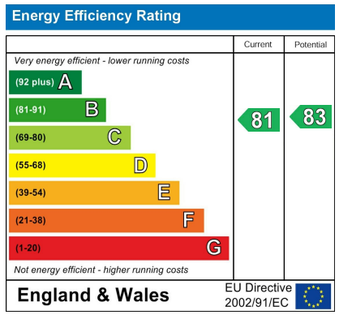












Preston New Road, Blackburn, BB2 7AL

£39,950

Situated within the well-maintained Larmenier Retirement Village, this charming two-bedroom first-floor apartment is set on a quiet, private estate near to all the facilities that Blackburn has to offer. Designed for the over 60s, it offers a peaceful and welcoming retirement lifestyle.

The property comprises a bright lounge, contemporary fitted kitchen, two generous double bedrooms and an accessible shower room. Large windows throughout provide lovely views over the beautifully maintained communal gardens, creating a light and relaxing atmosphere.

Residents benefit from a range of on-site facilities, including a restaurant, coffee shop, cinema, hairdressing salon, chapel and minibus service. The building also has both stairs and a lift, with ample resident and visitor parking available.

The property is subject to an annual service charge, payable in monthly instalments.

This apartment is ideal for those seeking a supportive retirement community with excellent facilities and convenient access to Blackburn town centre and transport links.

Some photos have been virtually staged to illustrate the potential layout and appearance of the property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Blackburn Road, BB5 1HD
Tel: 01254916276 | Email: blackburn@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Preston New Road, Blackburn, BB2 7AL

£39,950

2 1 1 B

- Two Double Bedrooms
- Stairs and lift access
- Communal areas, chapel, restaurant
- EPC B
- Bright Lounge Area
- Large windows, garden views
- Tenure Leasehold
- Contemporary Kitchen
- Resident and visitor parking
- Council Tax Band B

Hall
12'10 x 10'1 (3.91m x 3.07m)

Reception Room One
20'11 x 12'3 (6.38m x 3.73m)

Kitchen
10'3 x 10'3 (3.12m x 3.12m)

Bedroom One
14'7 x 9'9 (4.45m x 2.97m)

Bedroom Two
11'11 x 10'8 (3.63m x 3.25m)

Shower Room
9'3 x 6'2 (2.82m x 1.88m)

Store Room
5'6 x 3'11 (1.68m x 1.19m)

External
Communal gardens, resident and visitor parking areas.



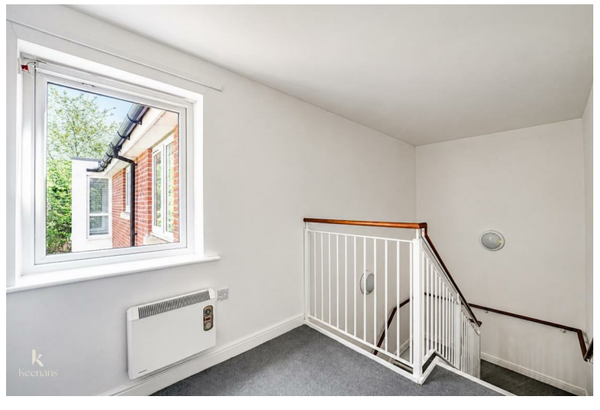














Tel: 01254916276

www.keenans-estateagents.co.uk