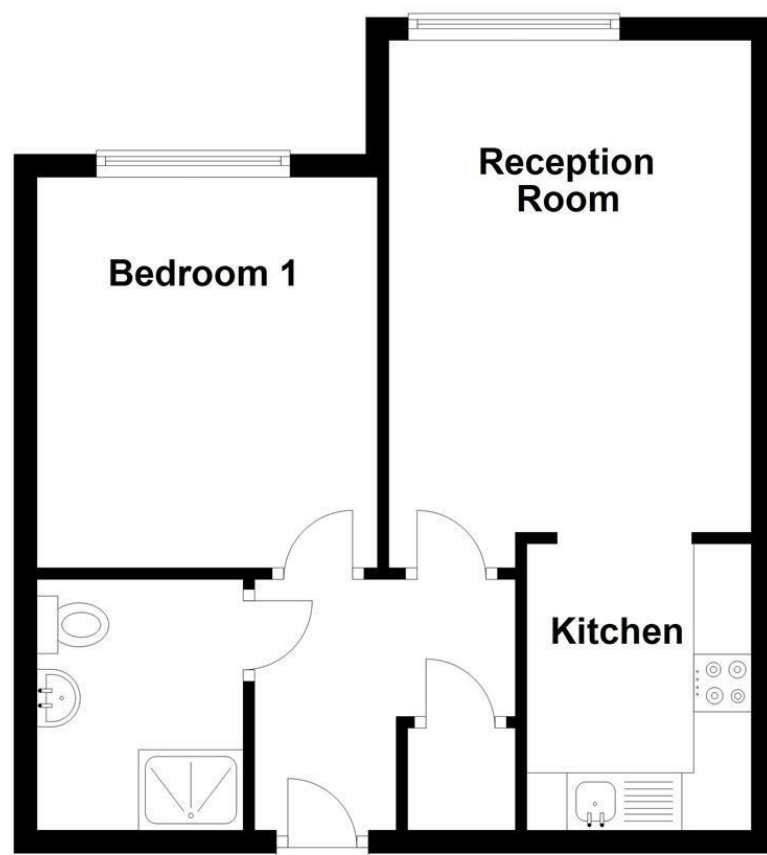


Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Preston New Road, Blackburn, BB2 7AL

Offers Over £50,000

A FANTASTIC ONE BEDROOM OVER 55'S APARTMENT ON AN OUTSTANDING RETIREMENT COMPLEX

Having been presented and maintained to the highest standard throughout with neutral decor, modern fixtures and fittings and spacious rooms, this stunning one-bedroom ground floor apartment is being proudly welcomed to the market within the ever-popular Larmenier Village complex within Blackburn. Offering fantastic communal amenities such as a restaurant, bar, coffee lounge, chapel, laundrette and craft room. Set in secure grounds, this property is the perfect home for a single occupant or a couple looking for their forever home! The property benefits from stunning scenic views overlooking the beautifully maintained gardens and grounds and comprises: a welcoming entrance hallway which provides access through to a contemporary fitted shower room, double bedroom and stunning open plan living space. The reception room opens up to a fitted kitchen. Externally there are communal gardens, communal parking and a staff fronted entrance. Situated conveniently close for accessing local amenities, bus routes and network links to Preston, Clitheroe and Darwen.

For further information, or to arrange a viewing, please contact our Blackburn team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Preston New Road, Blackburn, BB2 7AL

Offers Over £50,000

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- EPC Rated C
- Council Tax Band A
- Leasehold Property
- Off Road Parking
- Communal Gardens And Lounge
- In-House Assistance
- Fitted Kitchen
- Close To Town Centre
- In Complex Library

Ground Floor

Hall

7'07 x 7'05 (2.31m x 2.26m)

Spotlights, smoke alarm, doors to reception room, bedroom one, shower room, store cupboard.

Reception Room

14'11 x 10'06 (4.55m x 3.20m)

UPVC double glazed window, electric heater, feature wall lights, television point, open to kitchen.

Kitchen

8'01 x 6'07 (2.46m x 2.01m)

Range of cream wall and base units, granite effect surfaces, tiled back splash, stainless steel sink with drainer and mixer taps, integrated electric oven, four ring electric hob, extractor hood, space for fridge, spotlights, smoke alarm, wood effect floor.

Bedroom One

11'11 x 9'10 (3.63m x 3.00m)

UPVC double glazed window, central heating radiator, television point.

Shower Room

7'05 x 5'10 (2.26m x 1.78m)

Chrome heated towel rail, direct feed enclosed shower, pedestal wash basin with mixer taps, dual flush WC, part tiled elevations, spotlights, extractor fan, tile effect floor.

Externally

Communal gardens, off road parking, communal gardens, communal lounge, chapel, bistro, restaurant, library, garden room, In-house assistance.



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