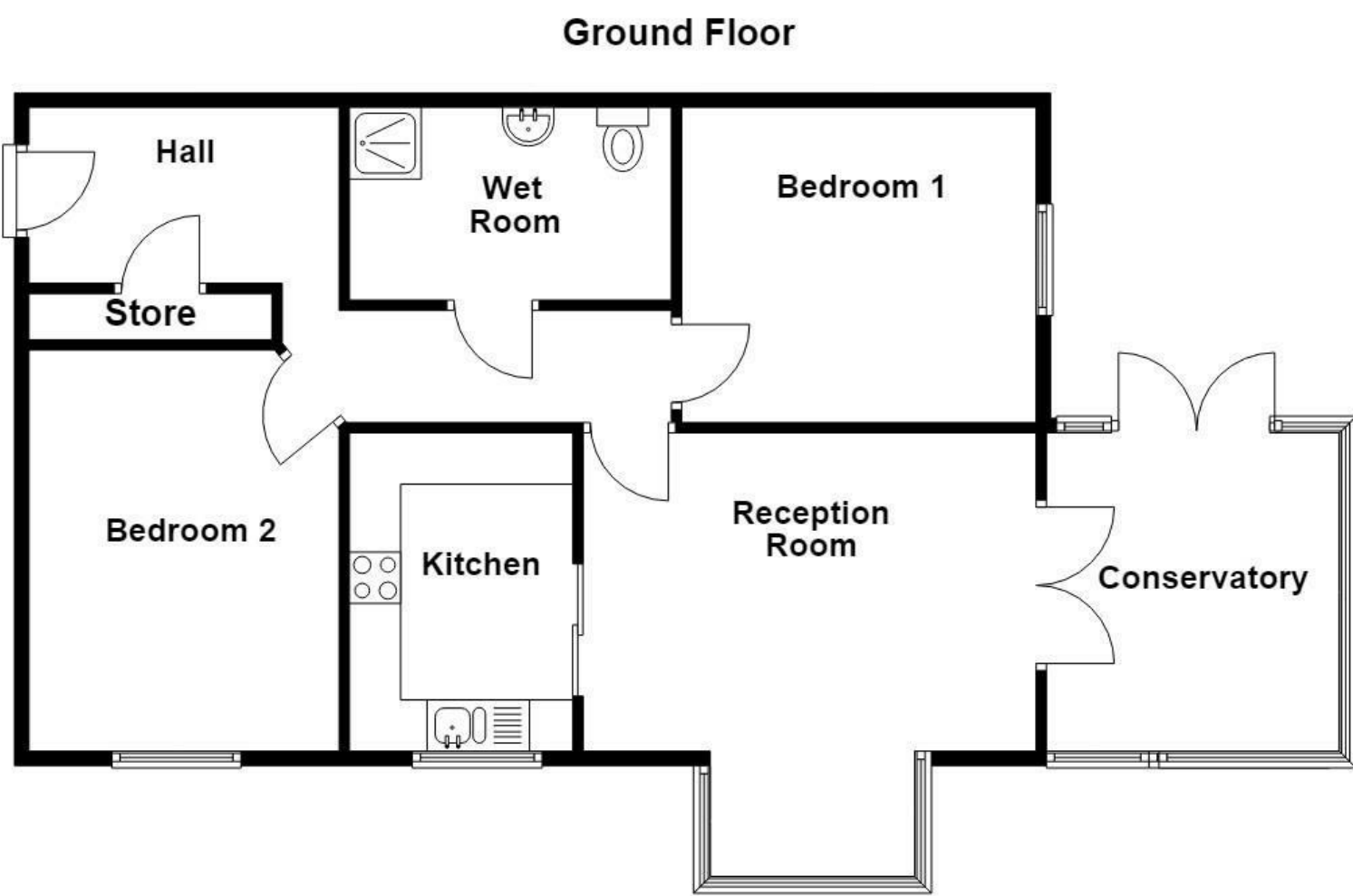




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



Preston New Road, Blackburn, BB2 7AL

£55,000

A UNIQUE TWO BEDROOM GROUND FLOOR APARTMENT

Located on the edge of the beautiful Ribble Valley, this charming ground floor apartment is situated within a delightful retirement village complex, specifically designed for those aged 60 and over. The property boasts two generously sized double bedrooms, providing ample space for relaxation and comfort.

The modern wet room is both practical and stylish, ensuring ease of access and convenience. The spacious kitchen is a highlight of the home, featuring contemporary fittings that make cooking a pleasure. The bright lounge is a welcoming space, perfect for entertaining guests or enjoying quiet evenings in. This area flows seamlessly into a lovely conservatory, which invites an abundance of natural light and offers a tranquil spot to unwind while overlooking the surrounding gardens.

This property not only offers a comfortable living space but also a vibrant community atmosphere, Larmenier Retirement Village offers residents a range of facilities. With its thoughtful design and convenient location on Preston New Road, this apartment is a wonderful opportunity for anyone looking to embrace a fulfilling retirement lifestyle.

Preston New Road, Blackburn, BB2 7AL

£55,000

2 1 1 B

- Over 60s Retirement Village
- Modern Kitchen And Accessible Wet Room
- Resident And Visitor Parking
- Council Tax Band B
- Ground Floor Apartment
- On Site Amenities
- EPC Rating B
- Spacious Lounge Flowing Through To A Bright Conservatory
- Communal Gardens
- Tenure Leasehold

Ground Floor

Hall
11'9 x 10'1 (3.58m x 3.07m)

Reception Room
15'8 x 14'3 (4.78m x 4.34m)

Kitchen
10'4 x 7'7 (3.15m x 2.31m)

Conservatory
12'3 x 9'5 (3.73m x 2.87m)

Bedroom One
12'7 x 10'1 (3.84m x 3.07m)

Bedroom Two
12'10 x 9'10 (3.91m x 3.00m)

Wet Room
9'1 x 6'2 (2.77m x 1.88m)

