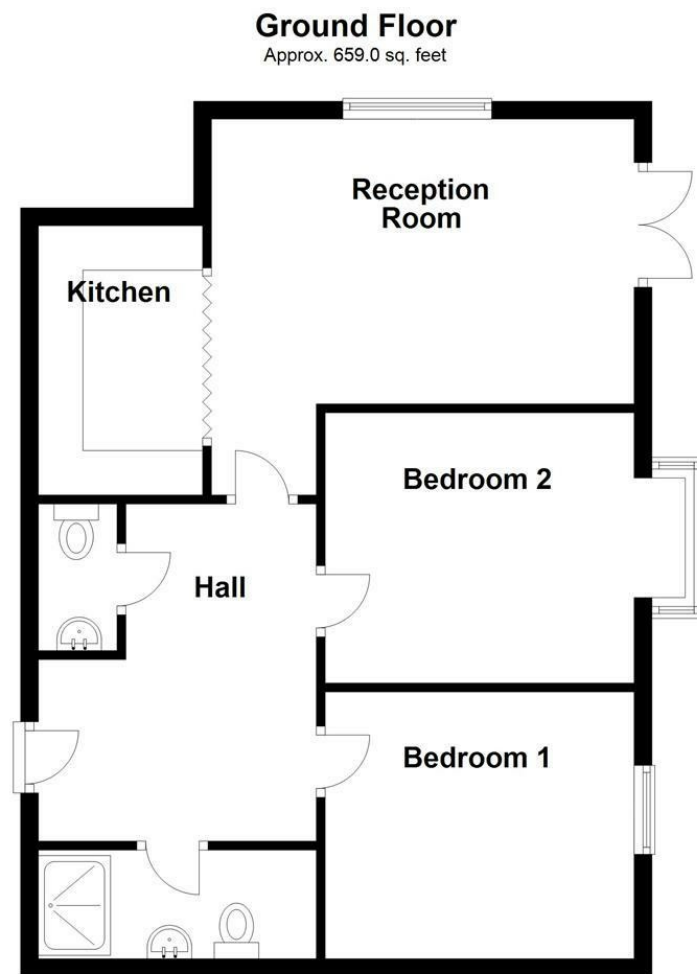




Total area: approx. 659.0 sq. feet

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 85                      | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.



## Larmenier Retirement Village, Blackburn, BB2 7AL

### Asking Price £160,000

\*A BEAUTIFULLY PRESENTED GROUND FLOOR RETIREMENT APARTMENT\*

Situated within the highly desired complex of Larmenier Care Village. This two bedroomed ground floor apartment is immaculately presented with delightfully spacious rooms, modern fixtures and stunning gardens. The property would make an ideal home for a single occupant or couple desiring extra space in a private and luxurious complex.. The property is conveniently close to bus routes, amenities and network links to Preston, Clitheroe and Blackburn.

The property comprises briefly: a welcoming hallway that provides access to a spacious reception room, two double bedrooms, shower room and WC. The reception room leads to the modern kitchen. Externally there is a communal garden with artificial lawn and patio areas.

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

# Larmenier Retirement Village, Blackburn, BB2 7AL

## Asking Price £160,000

 **2**  **1**  **1**  **B**

- Beautifully Presented Ground Floor Apartment Within Complex
- Traditional Shower/Wet Room
- Tasteful Decor
- EPC Rating B
- Stunning, Spacious Reception
- Separate Dining Room
- Private Garden/Patio
- French Doors
- Luxury Compact Kitchen
- Communal Parking

### Ground Floor

#### Entrance

Hardwood door to the hallway.

#### Hallway

12'8" x 8'5" (3.86 x 2.57)

Central heating radiator, coving to the ceiling, smoke alarm, doors to reception room two, bedroom, shower room and WC.

#### WC

6'3" x 2'6" (1.91 x 0.76)

Two-piece suite comprising: pedestal washbasin with traditional taps, twin-flush WC, fitted storage, extractor fan and lino flooring.

#### Reception Room

21'11" x 15'0" (6.68 x 4.57)

UPVC double glazed window, central heating radiator, coving to the ceiling, smoke alarm, TV point, electric fire with granite effect hearth and surround, door to the kitchen and UPVC double glazed patio doors to the rear.

#### Kitchen

10'4" x 7'6" (3.15 x 2.29)

Range of cream wall and base units with wood effect worktops, tiled splashback, stainless steel one and a half bowl sink with drainer and mixer tap, integrated electric oven with four-ring electric hob and extractor hood, space for fridge/freezer, plumbing for washing machine, smoke alarm, extractor fan and wood effect flooring.

#### Bedroom One

12'4" x 12'3" (3.76 x 3.73)

UPVC double glazed window, central heating radiator, coving to the ceiling and smoke alarm.

#### Bedroom Two

16'0" x 10'3" (4.88 x 3.12)

UPVC double glazed window, central heating radiator, coving to the ceiling and smoke alarm.

#### Shower/Wet Room

9'1" x 6'1" (2.77 x 1.85)

Chrome heated towel rail, three-piece suite comprising: direct-feed double walk-in-shower, elevated washbasin with traditional taps, low base WC, partially tiled elevations, extractor fan and lino flooring.

### External

#### Rear

Rear garden with artificial lawn and patio areas.

#### Agent's Notes

Council Tax Band N/A



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