

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.



## Larmenier Retirement Village, Blackburn, BB2 7AL

### £65,000

A FANTASTIC APARTMENT ON AN OVER 55'S RETIREMENT COMPLEX

This deceptively spacious two bedroom apartment is being proudly welcomed to the market in a highly desired area, on the outskirts of Blackburn. Situated on a sought after complex with views overlooking Mellor, offering independent living for the over 55's, this lovely home boasts two generously sized bedrooms, modern fixtures and fittings, communal lounge and restaurant, communal gardens, parking, 24 hour assistance, garden room and cinema facilities. With no chain delay, this property is the perfect home for a couple looking to downsize. Situated conveniently close for accessing local amenities, bus routes and network links to Preston, Clitheroe and Blackburn.

The property comprises briefly; a welcoming hallway provides access through to a spacious reception room, two generously sized bedrooms, shower room and WC. The reception room leads on to a modern kitchen. Externally there are communal gardens and off-road parking.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(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

£65,000

 2  1  1  B

- Apartment For Over 55's
- Shower Room
- Communal Lounge/Restaurant
- EPC Rating B
- Two Bedrooms
- Spacious Lounge
- Communal Parking & Gardens
- Retirement Complex
- Fitted Kitchen
- Communal Parking

## First Floor

**Hall**  
17'1 x 13'9 (5.21m x 4.19m)

**Reception Room**  
16'9 x 14'6 (5.11m x 4.42m)

**Kitchen**  
10'4 x 7'6 (3.15m x 2.29m)

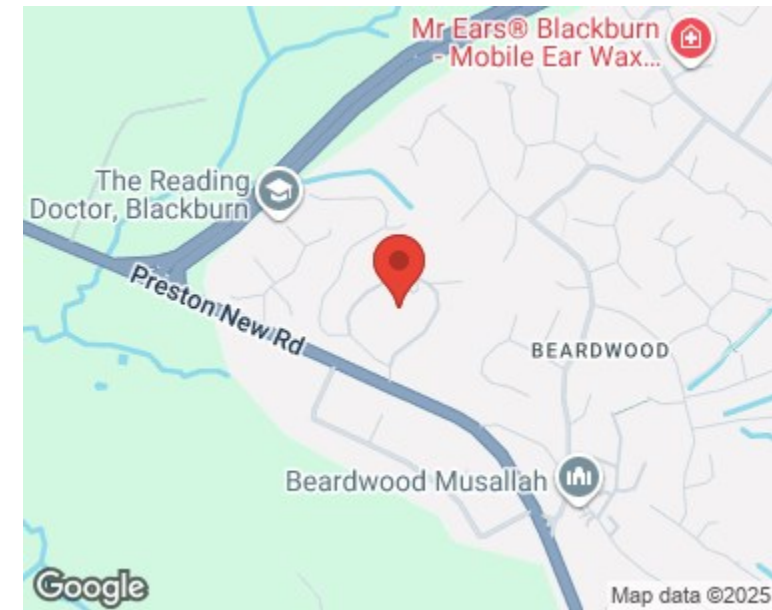
**Bedroom One**  
17'7 x 9' (5.36m x 2.74m)

**Bedroom Two**  
13'2 x 10' (4.01m x 3.05m )

**Shower Room**  
9'1 x 6'3 (2.77m x 1.91m)

**WC**  
4'9 x 3'10 (1.45m x 1.17m)

## External



## Directions



Tel: 01254916276

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)