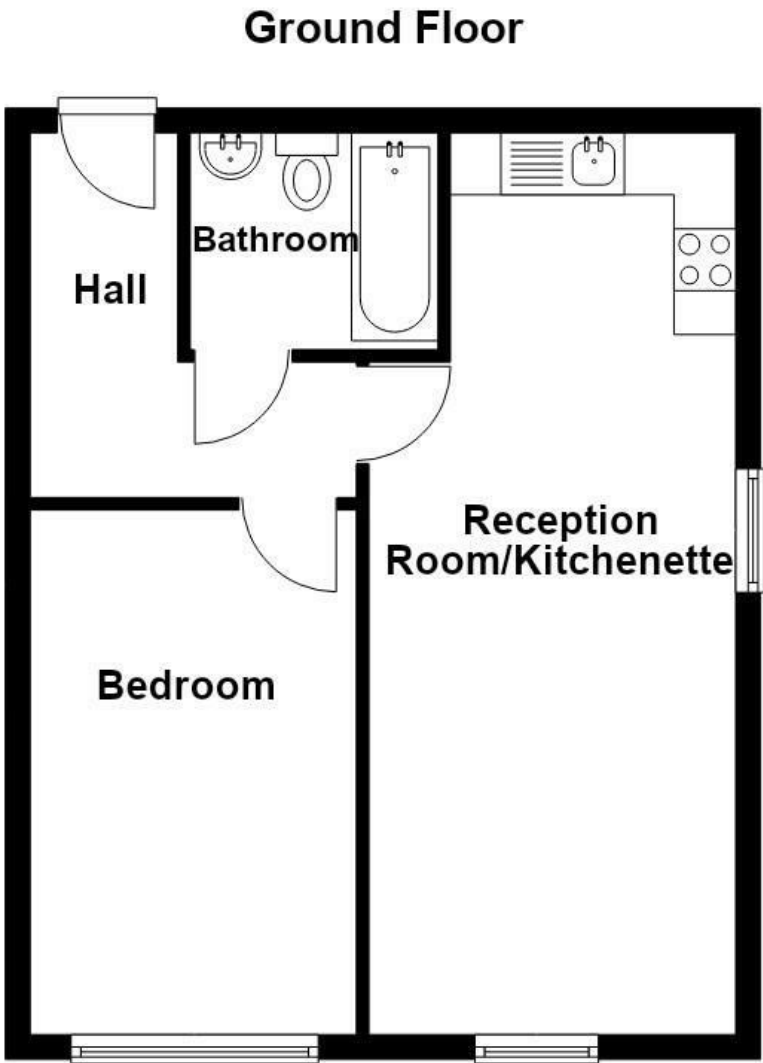




Cornmill Court, Waddington, BB7 3HB

Asking Price £110,000

A WONDERFUL FIRST FLOOR APARTMENT NOW AVAILABLE IN THE PICTURESQUE VILLAGE OF WADDINGTON

Nestled in the charming village of Waddington, this delightful first-floor apartment at Cornmill Court offers a perfect blend of comfort and convenience. Spanning an area of 446 square feet, this one-bedroom property is an ideal choice for first-time buyers or those seeking a sound investment opportunity in the picturesque Ribble Valley.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The well-appointed bedroom offers a peaceful retreat, ensuring restful nights and a tranquil atmosphere. The bathroom is thoughtfully designed, catering to all your essential needs.

One of the standout features of this property is the private parking space, which adds a layer of convenience for residents. Additionally, there is ample parking available for visitors, making it easy for friends and family to visit.

Waddington is renowned for its scenic beauty and community spirit, making it a desirable location for those looking to enjoy a quieter lifestyle while still being within easy reach of local amenities. This apartment not only provides a comfortable living space but also places you in a vibrant community surrounded by the stunning landscapes of the Ribble Valley.

In summary, this charming one-bedroom apartment at Cornmill Court is a fantastic opportunity for anyone looking to enter the property market or expand their investment portfolio. With its ideal location, private parking, and inviting living spaces, it is a property that should not be missed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.

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- Tenure - Leasehold
- Council Tax Band - A
- EPC Rating - TBC
- Private Car Parking Space And Dedicated Visitor Parking Available
- Well Proportioned Bedroom
- Modern Fitted Kitchen And Three Piece Bathroom Suite
- Ideal First Time Home Or Investment Opportunity With Viewing Essential
- Picturesque Village Location
- Close Proximity To Local Amenities

Ground Floor

Hallway

8'8x9'8 (2.64mx2.95m)

Reception Room/Kitchenette

23'11x9'9 (7.29mx2.97m)

Bedroom

13'11x8'8 (4.24mx2.64m)

Bathroom

5'9x6'7 (1.75mx2.01m)

Exterior

Front

Large car park with dedicated parking space with designated visitors parking, path to communal front doors.



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