

Ground Floor



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

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## Cornmill Court, Waddington, BB7 3HB

£169,950

DECEPTIVELY SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT

Nestled in the charming village of Waddington, Cornmill Court presents a surprisingly spacious two-bedroom first floor apartment, perfect for a single occupant or a professional couple seeking a desirable location. Spanning an impressive 818 square feet, this property offers a delightful blend of comfort and convenience.

Upon entering, you will find a welcoming open plan living kitchen dining room, which creates an inviting atmosphere for both relaxation and entertaining. The layout is designed to maximise space and light, making it a perfect setting for modern living. The two generously sized double bedrooms provide ample room for rest and personalisation, ensuring a peaceful retreat at the end of the day.

Additionally, the apartment features a large boarded loft, which is ideal for storage, allowing you to keep your living space clutter-free. The property is situated in a picturesque village, offering a sense of community while still being within easy reach of local amenities and transport links.

This apartment at Cornmill Court is not just a home; it is a lifestyle choice, combining the tranquillity of village life with the practicality needed for today's busy professionals. Do not miss the

# Cornmill Court, Waddington, BB7 3HB

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- Spacious First-Floor Apartment
- Large Loft For Storage
- Desirable Village Location And Close To Clitheroe Amenities
- Council Tax Band A
- Two Double Bedrooms
- EPC Rating B
- Tenure Leasehold
- Open Plan Living Area
- Allocated Off Road Parking
- Perfect For Single Occupancy With Viewing Recommended

## Entrance

Communal lobby and stairs leading to the first floor entrance door leading to the hall.

## Hall

13'10 x 8'9 (4.22m x 2.67m)

## Bedroom One

18'6 x 9'6 (5.64m x 2.90m)

## Bedroom Two

12'2 x 7'5 (3.71m x 2.26m)

## Bathroom

7'2 x 5'6 (2.18m x 1.68m)

## Living/Kitchen/Dining

23'10 x 17'1 (7.26m x 5.21m)

