



26 Bowland View Scholars Rise, LA2 7FS

Price £131,250

26 Bowland View is a well-presented one-bedroom ground floor apartment within this popular independent living development for the over-65s.

The accommodation includes a spacious lounge diner with patio doors overlooking the communal gardens, a well-appointed kitchen, a generous double bedroom and a Jack and Jill en-suite shower room.

Residents benefit from a range of on-site facilities, including a communal lounge, hair salon, café/bistro, guest accommodation and landscaped gardens, all conveniently located close to local amenities.

26 Bowland View



26 Bowland View is a well-presented one-bedroom ground floor apartment, offering comfortable and thoughtfully arranged accommodation within this popular independent living development.

The entrance hall provides a welcoming introduction to the property, with a useful storage cupboard and access to all rooms. The bright and spacious lounge diner enjoys plenty of natural light, with a patio door opening onto views of the beautifully maintained communal gardens. The adjoining kitchen is well-appointed and conveniently positioned.

The generous double bedroom is served by a Jack and Jill en-suite shower room, accessible from both the bedroom and entrance hall, providing added convenience.

Bowland View is a well-established development for those aged 65 and over who wish to maintain an independent lifestyle within a welcoming community. On-site facilities include a communal lounge, hair salon, café/bistro, guest accommodation and landscaped communal gardens. Close to local amenities, the development offers a balance of independence, convenience and community living in a peaceful setting.

Property Information

Tenure: Leasehold

75% Shared ownership

Council Tax Band: A

EPC Rating: B

Services: All mains

Residents: Must be aged 65+ or 55+ with care needed

Fees

No rent payable at 75% ownership

Service charge: £296.29 per month

Support charge: £15.86 per month

24/7 Support charge: £40.67 per month

Optional care: £28.92 per hour Bank holiday:

£46.60 per hour

Entrance Hall



Fitted carpet, radiator, access to all rooms, large storage cupboard, wall mount heating controls, door to corridor.

Lounge Diner



Fitted carpet, radiator, UPVC double glazed window and door to communal garden.

Kitchen



Vinyl wood effect flooring, range of wall and base units with under cupboard lighting, 1.5 drainer sink, integrated oven and electric hob with extractor hood over, space for fridge.

Bedroom



Fitted carpet, radiator, airing cupboard housing boiler, door to bathroom, UPVC double glazed window with views over communal garden.

Jack & Jill Shower Room



Vinyl flooring, heated towel rail, wash basin,

toilet, walk in shower, emergency pull cord, door to bedroom and hallway.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £30.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

INTRODUCERS FEES

Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

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FLOOR PLANS

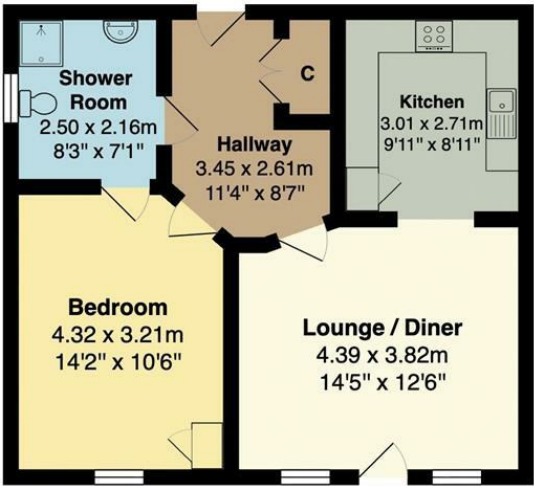
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Apartment 26, Bowland View, High Bentham, LA2 7FS

Total Area: 55.5 m² ... 598 ft²

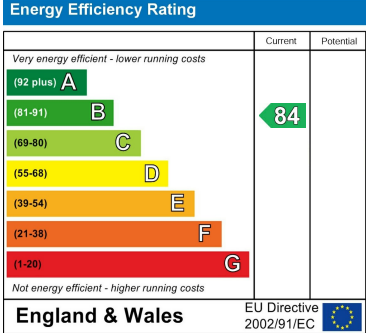


Floor plan produced for Fisher Hopper Ltd. by Abide Studios.
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.
The plan is not to scale and has been prepared solely for marketing purposes.
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

Area Map



Energy Efficiency Graph



<https://www.fisherhopper.com>



The Property Ombudsman