

Green Park Court, Whiteacre Lane, Barrow. BB7 9BJ

£155,000 Leasehold

FOR SALE



Clitheroe
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PROPERTY DESCRIPTION

This attractively presented first floor apartment is positioned in the Green Park Court complex, an over 55's development in Barrow, set in an ideal tranquil location within beautiful well tended mature communal grounds. Situated in a lovely position this fantastic two bedroom apartment enjoys wonderful views and is being offered to market with no onward chain. It is conveniently located off the much sought after Whiteacre Lane providing easy access to nearby Whalley and Clitheroe with good transport links close by.

Internally there are excellent communal areas including a generous lounge, a guest suite, laundry room, a lift to all floors and there is ample resident and visitor parking. This spacious apartment boasts a lovely light and airy interior and provides a generous lounge with feature fireplace and admirable views visible from the large window, which spans the full length of the room. The kitchen features base and eye level units with space for appliances. There are two ample sized bedrooms both with fitted wardrobes, providing ample storage. Completing this apartment is a good sized, three piece shower room in white.

This most attractive of developments lies in extensive communal grounds, beautifully landscaped with large lawns, mature trees and borders which surround the complex with ample resident and visitor parking. Electric charging points are available for residents. An internal viewing is highly recommended to fully appreciate this individual apartment and complex.

FEATURES

- No Chain Delay
- Attractively Presented First Floor Apartment
- Excellent Complex & Facilities
- Generous Lounge With Admirable Views
- Two Ample Sized Bedrooms With Wardrobes
- Beautiful Communal Gardens & Outlooks
- Ample Residents & Visitors Parking
- Leasehold; Council Tax Band B



ROOM DESCRIPTIONS

First Floor

Hallway

8' 7" x 6' 11" (2.62m x 2.11m) Carpet flooring, intercom, ceiling coving, wooden hand rail.

Lounge

14' 3" x 13' 2" (4.34m x 4.01m)
Carpet flooring, electric fire with marble hearth and wood surround, uPVC double glazed window, wall mounted electric heater, TV point, phone point.

Kitchen

7' 3" x 6' 10" (2.21m x 2.08m)
Range of fitted wall and base wood units in cream with laminate work surfaces, vinyl flooring, integral oven, induction hob, extractor fan and hood, space for microwave, tiled splashback, sink and drainer, space for under counter fridge, uPVC double glazed window.

Master Bedroom

10' 9" x 10' 7" (3.28m x 3.23m)
Double bedroom with carpet flooring, wall mounted electric heater, fitted wardrobes, built in storage, cupboard housing boiler, uPVC double glazed window.

Bedroom Two

11' 3" x 9' 1" (3.43m x 2.77m)
Ample sized bedroom with carpet flooring, fitted wardrobes, wall mounted electric heater, uPVC double glazed window x 2.

Shower Room

8' 6" x 5' 5" (2.59m x 1.65m) Three piece in white with shower enclosure, vanity unit housing sink. tiled splashback, 1/2 tiled, extractor fan.

Additional Information

Council Tax Band – B

Leasehold tenure - lease currently being extended - please ask for details

This apartment complex is available to all persons aged 55 and over.

Annual ground rent is £1.00 per annum

The development is owned by Green Park Residents Association Ltd with the residents being shareholders and it is managed by Complete Property Management.

There is an annual service charge fee is currently £214.48 per month and includes numerous items including building insurance, exterior repairs and renewals, general gardens and ground maintenance, internal security and window cleaning (more extensive list of items covered is available by request).



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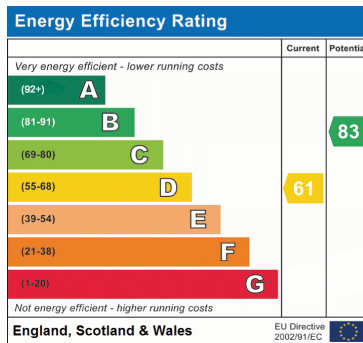
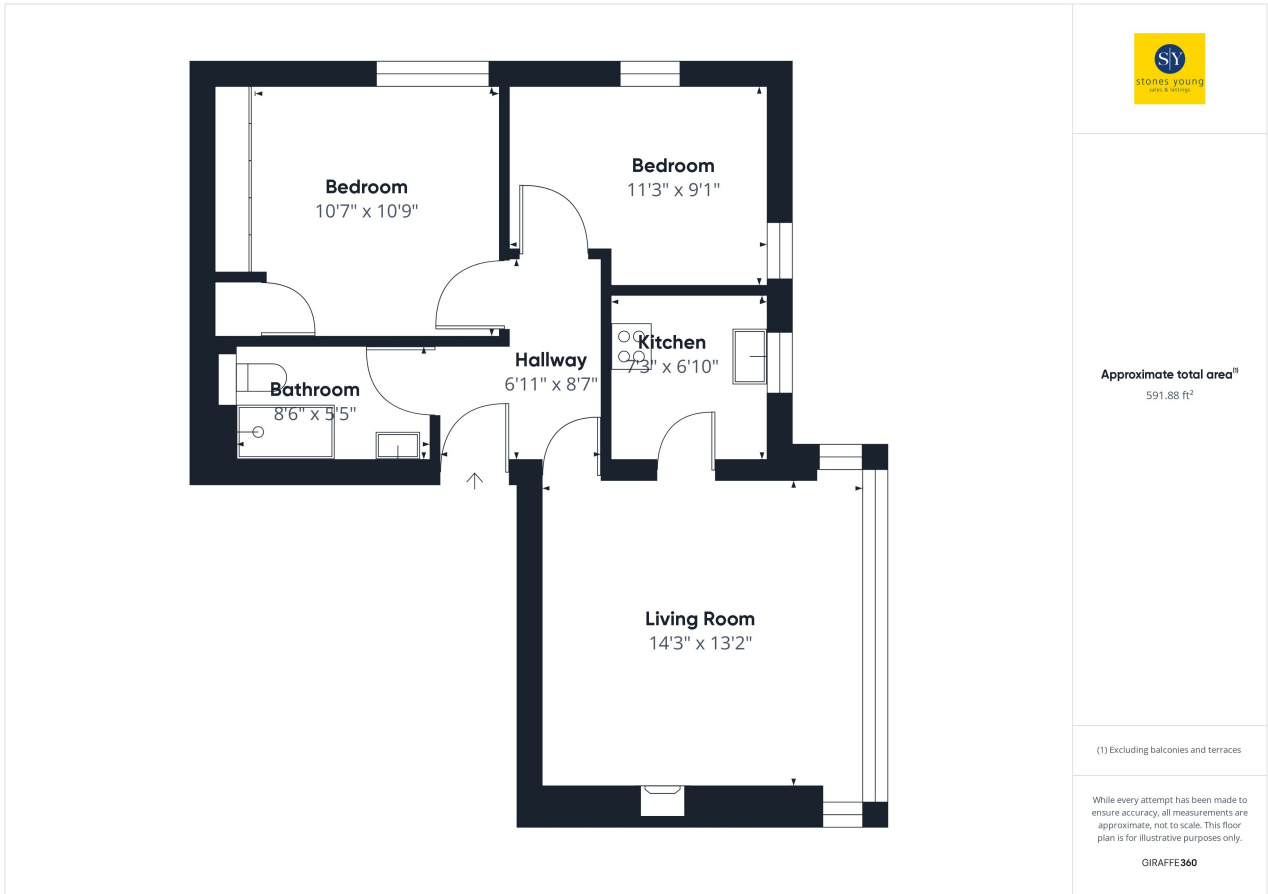


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FLOORPLAN & EPC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.