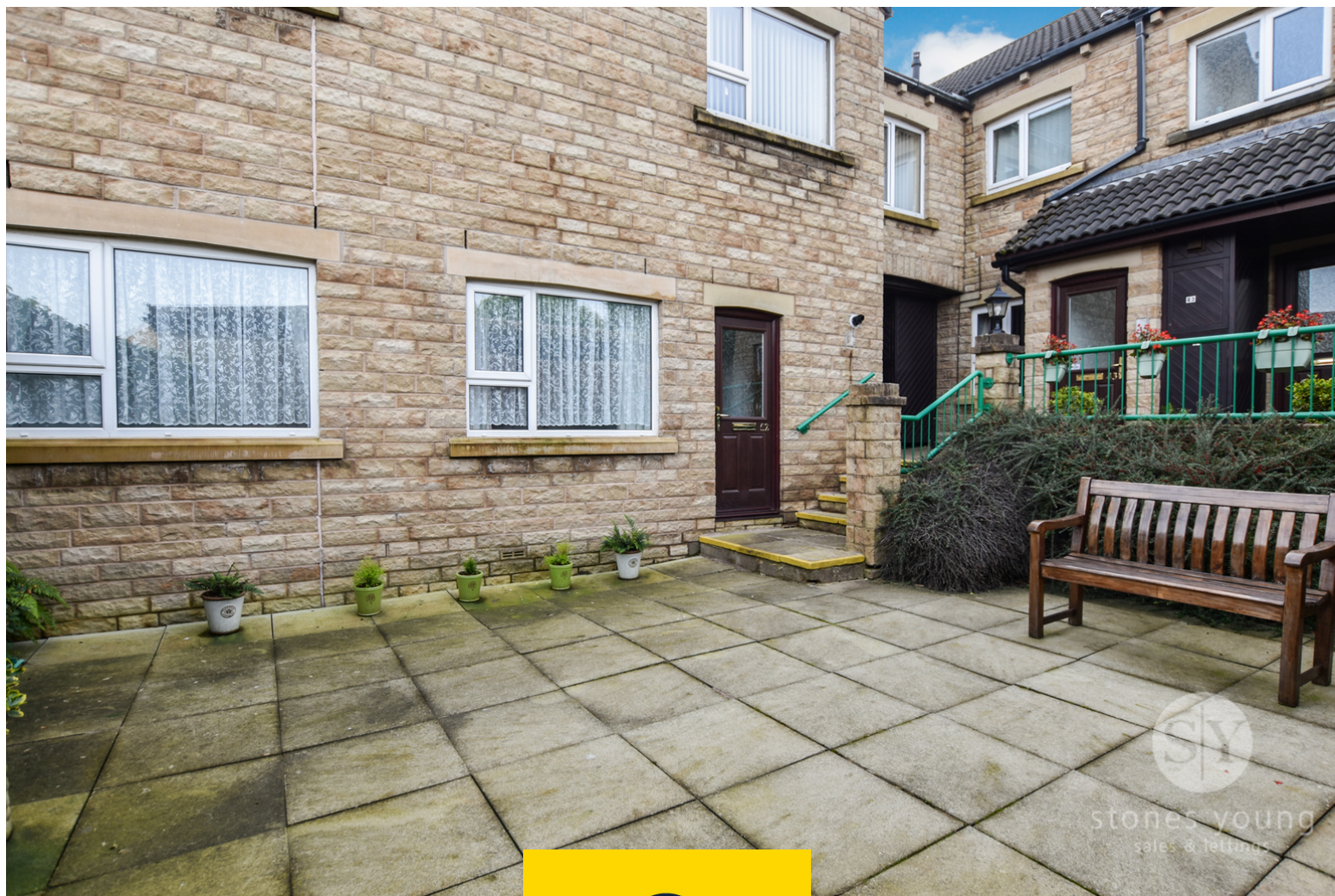


52 Kemp Court, Whalley New Road, Ramsgreave, Blackburn,  
Lancashire. BB1 9DB

£69,950 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*GROUND FLOOR APARTMENT IN SOUGHT AFTER BROWNHILL LOCATION WITH NO CHAIN DELAY!\*** Set within this great community stands this one bedroom, ground floor apartment in Kemp Court, providing cosy and cheap to maintain home for those over 55. The property is complete with well maintained communal gardens, communal lounge and off road parking for residents.

Entering the property through the front door, you are greeted by the vestibule and storage area, ideal for coats and shoes. You will then head into the all in one lounge, kitchen and dining area which is a nice open room where you can fit a sofa and dining table. The bedroom is also located off the lounge and presents a nice sized room for a small double bed and already has fitted wardrobes. The bathroom en suite is accessed through the bedroom. It is well proportioned and hosts a mainsfed shower over the bath, wc and sink in white. The property is warmed through gas central heating and benefits from double glazing throughout.

Kemp Court are committed to supporting independent living and is situated within walking distance to excellent amenities including convenience stores, a pharmacy, a fantastic bakery and beauty salons/barbers. Bus routes into Blackburn and the Ribble Valley are easily accessible, as well as fantastic walking routes close by. You'll enjoy well maintained communal gardens, as well as residents parking. Kemp Court hold regular coffee mornings, keep fit classes and social gatherings for residents! Early viewing is highly advised for this delightful apartment. The monthly service charge is £108 and covers all costs for the building, external maintenance and the upkeep of communal areas

## FEATURES

- Residential accommodation for over 55's
- Excellent amenities and transport links nearby
- Communal Gardens
- Council Tax Band A
- Residents Parking
- EPC Rating C



## ROOM DESCRIPTIONS

### Hallway

uPVC double glazed door, storage cupboard, carpet flooring, panel radiator

### Lounge/Kitchen

15' 05" x 14' 04" (4.70m x 4.37m)

Lounge - Carpet flooring, storage cupboard, uPVC double glazed window, panel radiator, TV point

Kitchen - Range of fitted wall and base units with contrasting worksurfaces, integral electric oven and hob, extractor, space for fridge freezer, one and a half stainless steel sink and drainer

### Bedroom 1

09' 01" x 08' 02" (2.77m x 2.49m)

Carpet flooring, built in wardrobe, uPVC double glazed window

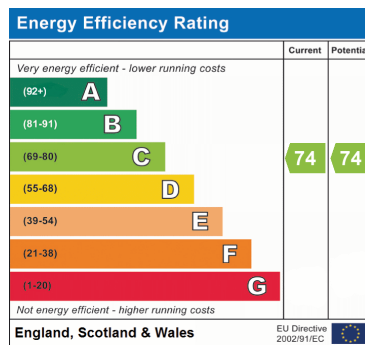
### Bathroom/En-Suite

06' 07" x 05' 06" (2.01m x 1.68m)

Three piece in white, mainsfed shower and bathroom, tiled splashback, panel radiator, uPVC double glazed frosted window



# 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.