



# Flat 4 The Duke of York Apartments, Lancashire, Burnley. BB10 1DT

- The historic Duke of York immaculately renovated throughout
- Luxury apartment throughout with modern furnishings
- Apartments fitted with an electronic visual intercom & secure entrance
- Living space with TV, fibre broadband & sofa/chairs
- Kitchen fitted with integrated & free standing items inc. laundry facilities
- Two double bedrooms to the first floor
- Bathroom fitted with a double shower, toilet & sink basin
- Situated within walking distance to all local amenities
- EER - E
- Deposit - £675



## PROPERTY DESCRIPTION

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The historic Duke of York complex has been fully renovated into modern & contemporary apartments.

Within walking distance to local amenities, public transport routes with bus stops to the front & rear of the property and only a short distance to the UCLAN campus.

The apartment is also protected by full CCTV.

Renovated to an immaculate standard, we offer:

A fully fitted kitchen with integrated oven/hob, washer/dryer, microwave and other laundry facilities, recycling bins to fall in line with a green ethos, 'American style' fridge freezer & a full first aid kit supplied also.

The living space (10.2m x 3.4m) comes equipped with sofa/chairs, TV with fibre broadband fitted and modern furnishing throughout.

Two double bedrooms to the first floor.

Stylish fitted shower room with a double shower, toilet & sink basin.

All apartments are fitted with an electronic visual intercom, secure entrance to the complex itself & a fully integrated fire control system compliant with all current regulations.



Deposit - £675



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### Entrance Hallway

#### Living Room

The communal living space comes equipped with sofa/chairs, TV with fibre broadband fitted and modern furnishing throughout.

#### Kitchen

A fully fitted kitchen with integrated oven/hob, washer/dryer, recycling bins to fall in line with a green ethos, laundry facilities, 'American style' fridge freezer & a full first aid kit supplied also.

#### Shower Room

Stylish fitted shower room with a double shower, toilet & sink basin.

### FIRST FLOOR

#### Bedroom 1

Each bedroom comes with a bed, wardrobes/drawers & desk with chair.

#### Bedroom 2

#### Toilet Room

On the first floor, a toilet & sink basin situated between both bedrooms.



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