





PROPERTY DESCRIPTION

!! Popular location !! We are delighted to offer for sale this modern first floor apartment located close to Burnley general hospital and having no onward chain. The well presented accommodation comprises of: one open plan living space having a range of range of fitted wall and base units, two generous bedrooms - the main bedroom benefitting from a three piece en-suite shower room, and a further three piece family bathroom suite. The property does have the option for being sold with a tenant in situ who is currently paying £575pcm and has been in situ since April 2022. All the relevant certification is in place. Allocated parking can be found in the communal parking area. Early viewing is considered a must!

FEATURES

- Modern throughout
- 2 bedroom apartment with en suite
- Open plan living room/modern kitchen
- 1 double bedroom & 1 good size single bedroom
- 3 piece fully fitted bathroom suite
- EPC - C
- Offered for sale with no onward chain
- Potentially to be offered for sale with the current tenant in situ
- Tenant currently paying £575pcm and has been in situ since April 2022
- Early viewing a must!





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance to Apartment

The property benefits from a secure entrance to the apartment block

FIRST FLOOR

Entrance Hallway

The entrance hallway benefits from an intercom system

Living Room

12' 7" x 11' 4" (3.9m x 3.5m) The living room benefits from X1 radiator & X4 white double glazed window units.

Kitchen

9' 2" x 7' 9" (2.8m x 2.4m) - The kitchen benefits from fully fitted wall & base units, integrated oven, hob & extractor hood, X1 free standing white fridge and free standing washing machine.

Master Bedroom

14' 8" x 9' 2" (4.5m x 2.8m) The master bedroom benefits from X1 white UPVC double glazed window, X1 radiator & en suite bathroom.

En Suite Bathroom

The room benefits from a modern fitted toilet, sink, shower cubicle & X1 white UPVC double glazed window.

Second Bedroom

11' 2" x 8' 2" (3.4m x 2.5m) The second bedroom benefits from X1 radiator & X1 white UPVC double glazed window unit.

Bathroom

7' 2" x 5' 6" (2.2m x 1.7m) The bathroom benefits from a white fitted 3 piece bathroom suite, X1 white UPVC double glazed window unit & X1 radiator.

EXTERNAL

Special Feature

An allocated parking spot is available for the apartment.

There is a monthly service charge of £176.00 and a yearly ground rent of £170.

