

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

£114,000 Leasehold

FOR SALE



stones young
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Blackburn
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PROPERTY DESCRIPTION

WONDERFUL FIRST FLOOR APARTMENT IN SOUGHT AFTER BROWNHILL LOCATION Set within this great community stands this one bedroom, first floor apartment in Kemp Court, providing a high standard of residential accommodation for over 55's. Benefitting from a brand new kitchen, bathroom and boiler, this property has been beautifully upgraded and will make a delightful home in this convenient location.

This contemporary apartment briefly comprises an entrance vestibule and welcoming hallway introducing you to this lovely home. The generous lounge is a fantastic space to relax and features dual aspect windows, ensuring plenty of natural daylight to shine through. Stepping in to the recently fitted kitchen, you'll find storage in the form of base and eye level units in white, with contrasting work surfaces and modern brick effect tiling which compliment the space perfectly. The bright and spacious master bedroom is decorated beautifully in neutral tones, bringing a sense of calm and tranquility to the space. Completing the internal accommodation is the newly fitted three piece bathroom suite in white featuring stunning modern tiling, a vanity unit and an electric shower over the bath. The property has recently had a new boiler fitted and benefits from uPVC double glazing.

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.

FEATURES

- Sought after area of Brownhill
- Well Maintained First Floor Apartment
- Brand New Fitted Kitchen
- Newly Fitted Three Piece Bathroom
- Recently Installed Boiler
- Within walking distance to excellent amenities
- Beautifully Maintained Communal Gardens
- Parking Available for Residents
- Leasehold
- Not on a Water Meter



ROOM DESCRIPTIONS

First Floor Apartment

Vestibule

Carpet flooring, storage cupboard, intercom.

Hallway

Carpet flooring, panel radiator, loft access.

Lounge

13' 07" x 12' 05" (4.14m x 3.78m) Carpet flooring, panel radiator, TV point, uPVC double glazed window x 2.

Kitchen

11' 06" x 6' 04" (3.51m x 1.93m) Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, sink and drainer, 4 x ring electric hob, extractor fan, tiled splashback, wall mounted boiler, hot tap, space for under counter fridge freezer, plumbing present for washing machine, breakfast bar, uPVC double glazed window.

Bedroom One

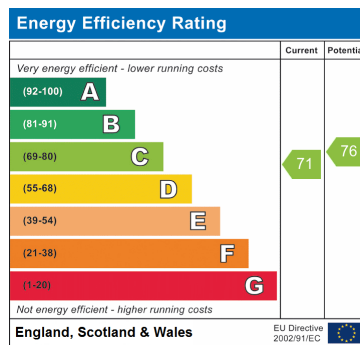
13' 08" x 10' 11" (4.17m x 3.33m) Carpet flooring, panel radiator, uPVC double glazed window x 2.

Bathroom

7' 05" x 6' 04" (2.26m x 1.93m) Vinyl flooring, three piece in white with vanity unit, electric shower over the bath, tiled splashback.



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.