

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

£90,000 Leasehold

FOR SALE



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Blackburn
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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 a high standard of residential accommodation for over 55's. The property is complete with well maintained communal gardens, as well as off road parking for residents.

Briefly comprising of spacious entrance hallway leading to the bright and spacious lounge which provides a wonderful space to relax and features neutral décor. The kitchen boasts ample storage in the form of base and eye level units in a wood effect finish as well as various integrated appliances including a 4x ring gas hob, electric oven and extractor fan. The master bedroom features fitted wardrobes providing all important storage and offers a wonderful space to unwind whilst admiring views of the communal gardens. Completing this superb property internally is the three piece bathroom 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.

FEATURES

- Residential accommodation for over 55's
- Residents Parking
- Communal Gardens
- Double glazing throughout
- Excellent amenities and transport links nearby
- Gas central heating
- Council Tax Band B



ROOM DESCRIPTIONS

Hallway

Carpet flooring, ceiling coving, uPVC double glazed front door, panel radiator.

Lounge

13' 08" x 12' 05" (4.17m x 3.78m) Carpet flooring, ceiling coving, uPVC double glazed window x2, panel radiator, TV point.

Kitchen

13' 04" x 6' 07" (4.06m x 2.01m) Range of fitted wall and base units and contrasting work surfaces, vinyl flooring, 4x ring gas hob, electric oven, extractor fan, tiled splashback, stainless steel sink and drainer, wall mounted boiler, uPVC double glazed window, panel radiator.

Bedroom

13' 08" x 11' 00" (4.17m x 3.35m) Carpet flooring, fitted wardrobes, panel radiator.

Bathroom

6' 09" x 6' 05" (2.06m x 1.96m) Tiled flooring, three piece suite in white with vanity drawers, tiled floor to ceiling.



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.