

Whalley New Road, Ramsgreave, Blackburn, Lancashire. BB1  
9DB

£89,950 Leasehold

FOR SALE



stones young  
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## PROPERTY DESCRIPTION

**\*FIRST FLOOR APARTMENT IN SOUGHT AFTER RETIRMENT COMPLEX WITH NO CHAIN DELAY!\*** Set within this lovely community complex stands this one bedroom, first floor apartment, providing a good 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 entrance vestibule, with stairs leading to the apartment landing which gives access to the spacious lounge with an electric fire in feature surround offering a focal point to this generous room. The kitchen boasts ample storage in the form of base and eye level units with space for free standing appliances. The master bedroom features fitted wardrobes providing all important storage. Completing this property internally is the three piece wetroom in white for easy use and access. 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
- First Floor Apartment
- No Chain Delay
- Well Appointed Accommodation
- Residents Parking
- Communal Gardens
- Excellent Local Amenities
- Public Transport Routes Close By
- Gas Central Heating
- Council Tax Band B



## ROOM DESCRIPTIONS

### Vestibule

Carpet flooring, stairs to first floor, uPVC double glazed front door.

### Hallway

Carpet flooring, loft access.

### Lounge

13' 07" x 11' 09" (4.14m x 3.58m)

Carpet flooring, ceiling coving, electric fire with marble hearth and wood surround, uPVC double glazed window x 2, panel radiator.

### Kitchen

10' 10" x 6' 6" (3.30m x 1.98m)

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, tiled splash back, space for fridge freezer, plumbed for washing machine and gas cooker, combi boiler, uPVC double glazed window, panel radiator.

### Bedroom

13' 7" x 11' 5" (4.14m x 3.48m) 1

Double with carpet flooring, fitted wardrobes, uPVC double glazed window and panel radiator.

### Bathroom

Wet room with basin and wc in white, electric shower, tiled splash backs uPVC double glazed frosted window.



# FLOORPLAN



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.