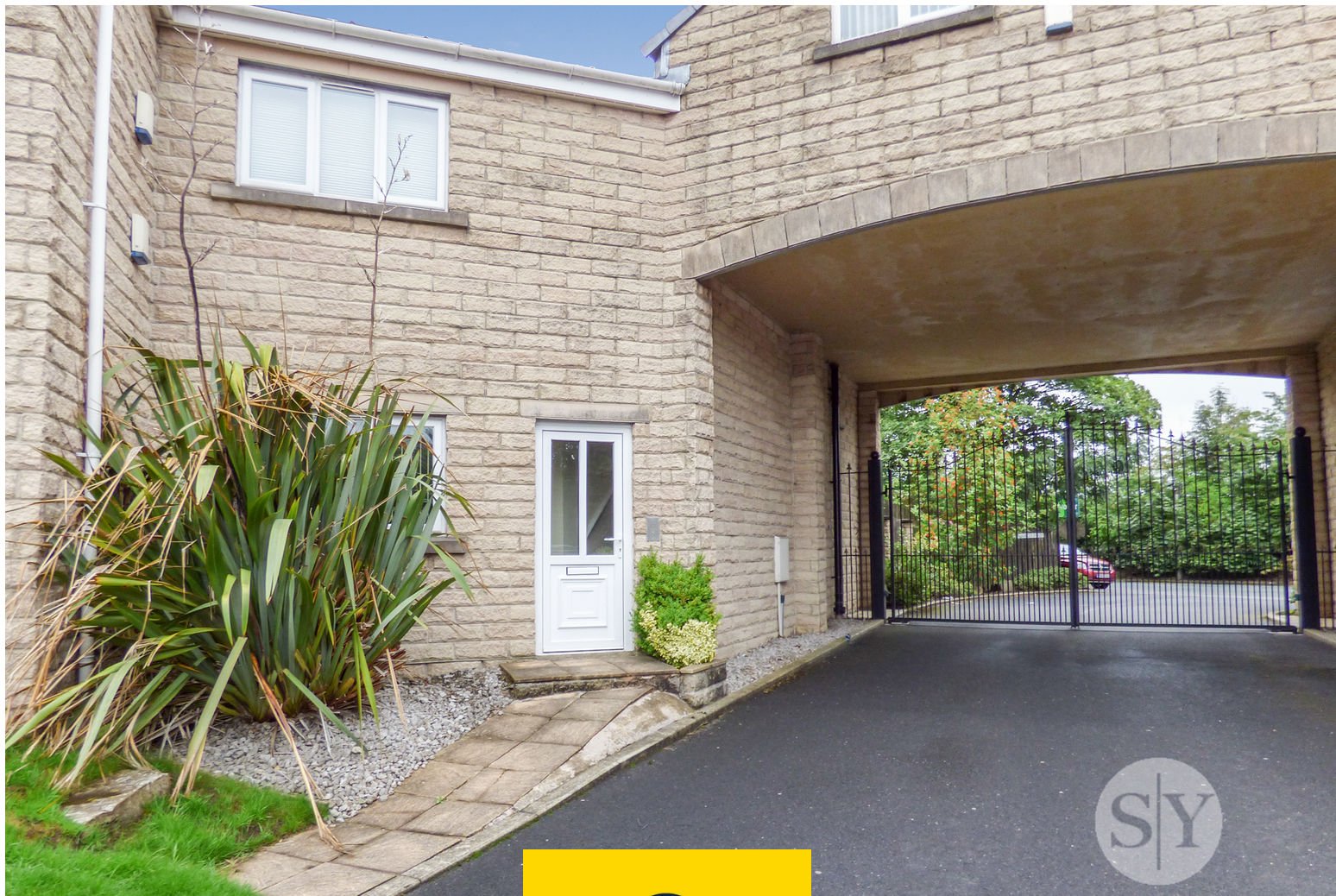


**Apartment 6, St James Fold Roman Road, BLACKBURN,
Lancashire. BB1 2LA**

£75,000 Leasehold

FOR SALE



stones young
sales & lettings

Blackburn
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470
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PROPERTY DESCRIPTION

A LOVELY ONE BEDROOM OPEN PLAN APARTMENT Stands this neutrally decorated one bedroom apartment perfectly positioned with excellent elevated views. Ideal for those looking to downsize within this quiet residential area, contact our Blackburn office now for further information.

This fantastic one bedroom apartment boasts a contemporary design that seamlessly blends comfort and style. Situated in a secure, gated community, this residence offers the perfect balance of tranquility and accessibility. As you step into the apartment, you are greeted by an open-plan layout that effortlessly combines the kitchen and dining area. The modern kitchen features sleek stainless steel appliances, ample storage space, creating a functional and aesthetically pleasing space for culinary enthusiasts. The spacious living room extends from the dining area, providing a versatile space for relaxation and entertainment. Large windows flood the entire apartment with natural light, creating an inviting atmosphere and offering breathtaking views of the surrounding area.

The bedroom is a haven of comfort, featuring plush carpeting, generous space for closet space, and large windows that allow for plenty of natural light. The well-appointed bathroom is a blend of luxury and functionality, with contemporary fixtures and a soothing color palette. This property offers the added benefit of a secure, gated environment, providing residents with peace of mind and a sense of exclusivity. The absence of a chain delay ensures a smooth and efficient transition, allowing you to move into your new home without unnecessary delays.

Conveniently located with easy access to local amenities, and transportation hubs. Whether you're a first-time buyer, a young professional, or someone seeking a low-maintenance lifestyle, this one-bedroom apartment is the epitome of modern living in a secure and sought-after community.

FEATURES

- One Double Bedroom
- Open Plan Kitchen Diner Living Space
- Rental Income of £550.pcm
- No Chain Delay
- Secure Gated Area
- Parking Available To Residents



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, stairs leading up to first floor, double glazed upvc front door.

Lounge/Kitchen/Living Area

26' 05" x 11' 02" (8.05m x 3.40m)

Carpet flooring in the lounge area with double glazed upvc window. Kitchen there is vinyl flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, x4 ring gas hob, electric oven, space for fridge freezer, washing machine, stainless steel sink and drainer, double glaze upvc window, panel radiator.

Bedroom One

14' 01" x 11' 02" (4.29m x 3.40m)

Carpet flooring, double glazed upvc window, panel radiator.

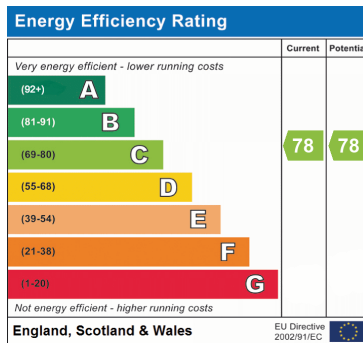
Bathroom

8' 01" x 9' 00" (2.46m x 2.74m)

Vinyl flooring, three piece in white with shower over bath, tiled splash backs, double glazed upvc window, panel radiator.



FLOORPLAN & 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.