

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

£115,000 Leasehold

FOR SALE



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Blackburn  
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## PROPERTY DESCRIPTION

**\*BEAUTIFUL OVER 55'S FLAT PRESENTED PERFECTLY\*** Set with the grounds of the highly desirable Kemp Court, stands this neutrally decorated one bedroom flat 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. Prior to viewing the properties, please ensure an application is filled in directly with the manager at Kemp Court. All offers are subject to applications being accepted. The contact number is 01254 245145.

This apartment briefly comprises an entrance hallway with stairs leading up to the flat. 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 cream, with contrasting work surfaces and an array of appliances such as, oven hob, extractor fan and space for fridge freezer and washing machine. 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 fitted three piece bathroom suite in peach.

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
- Walking Distance To shops
- Beautifully Maintained Communal Gardens
- Leasehold
- Parking Available for Residents
- Well Maintained First Floor Apartment
- Residential Accommodation For Over 55's



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Carpet flooring, double glazed upvc front door.

#### Landing

Carpet flooring, storage cupboard, loft acces.

#### Living Room

13' 07" x 12' 05" (4.14m x 3.78m)

Carpet flooring, ceiling coving, x2 double glazed upvc windows, panel radiator.

#### Kitchen

6' 11" x 11' 01" (2.11m x 3.38m)

Range of fitted wall and base units with contrasting work surfaces, tiled flooring, tiled splash backs, stainless steel sink and drainer, x4 ring gas hob, electric oven, plumbed for washing machine, space for fridge freezer, wall mounted boiler, under counter lights, double glazed upvc window.

#### Bedroom One

13' 07" x 10' 11" (4.14m x 3.33m)

Double bedroom with carpet flooring, double glazed upvc windows, panel radiator.

#### Bathroom

7' 05" x 6' 05" (2.26m x 1.96m)

Carpet flooring, three piece in cream with shower over bath, tiled splash backs, frosted double glazed upvc window, panel radiator.





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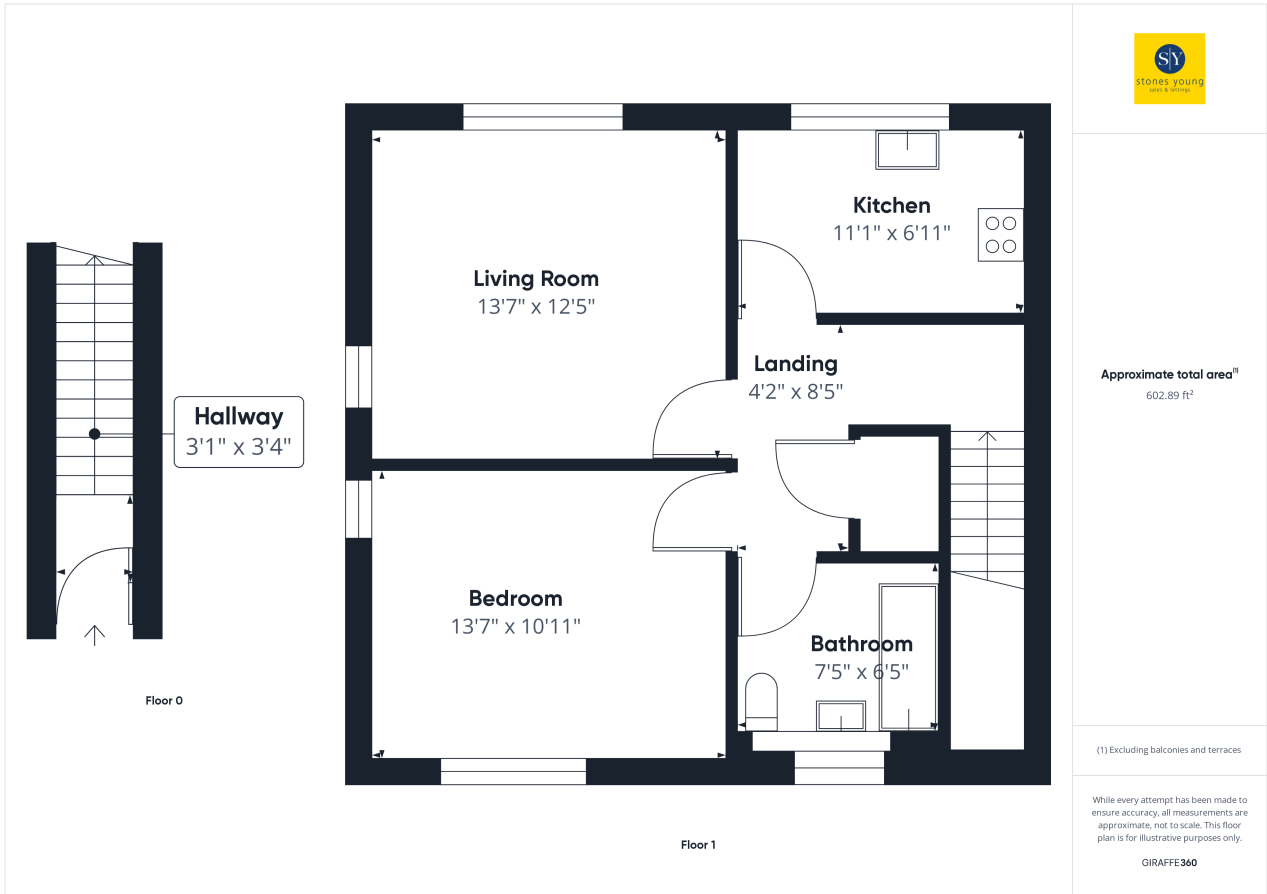
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# FLOORPLAN



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.