



Apartment 1, Marina View Apartments, off Barden Lane, Burnley, Lancashire. BB12 0DT

- Offered for sale with no onward chain
- Immaculately presented by the current owners
- Located on the popular Marina View apartment complex
- Ground floor living accommodation
- Eye catching open plan living space
- Modern kitchen having a range of integrated appliances
- Two generous bedrooms
- Modern fitted shower room
- Beautifully maintained communal gardens
- Allocated parking
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - B
- Early viewing a must!



PROPERTY DESCRIPTION

We are delighted to offer for sale, the rare opportunity to acquire a ground floor apartment in the popular Marina View complex located just off Barden Lane. The apartment is immaculately presented by the current owners and comprises of: an eye catching open plan living space boasting a modern fitted kitchen having a range of integrated appliances, two well proportioned bedrooms and a modern three piece shower room. There are impressively maintained communal gardens and allocated parking. The property is warmed by gas central heating and is Upvc double glazed throughout. EPC - B. No onward chain. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Accessed off the communal hallway the property boasts a private hallway leading to the front door.

Entrance

having a large storage cupboard off, and access to all rooms.

Living Space

4.2m x 3.6m (13' 9" x 11' 10") this large open plan living space has Upvc patio doors leading out into the gardens and is open with:

Dining Kitchen

4.8m x 3.4m (15' 9" x 11' 2") an impressive range of modern fitted wall and base units that boast a complimentary rolled edge working surface and incorporates a one and a half bowl sink and drainer. There is a range of integrated appliances including: fridge, freezer, washing machine, dishwasher and a four ring gas hob and oven with cooker hood over. Ample dining space.

Bedroom One

4.2m x 2.7m (13' 9" x 8' 10") a generous double bedroom with Upvc double glazed windows overlooking the communal gardens.

Bedroom Two

4.2m x 2.7m (13' 9" x 8' 10") a second double bedroom with Upvc double glazed windows overlooking the gardens to the rear of the property.

Shower Room

a modern three piece shower room comprising of a low level W/C, pedestal wash basin and a shower cubicle with tiling to compliment.

Outside

Gardens

the complex is surrounded by boastfully maintained communal gardens and this particular apartment benefits from a paved patio immediately adjoining the patio doors off the lounge.

Communal Charges

The block has maintenance charge of £135 per month. This covers the maintenance of all the communal areas, including the gardens and lift, includes the service charge and also includes buildings insurance.

The property is on a leasehold title with the residue of a 999 year lease remaining. The property has been a 'very low' risk for flooding from rivers and the sea, with .gov.uk commenting - Very low risk means that this area has a chance of flooding of less than 0.1% each year.

The council tax is Band A.



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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