

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

£119,000 Leasehold

FOR SALE



stones young  
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## PROPERTY DESCRIPTION

**\*PRISTINE ONE BEDROOM GROUND FLOOR FLAT\*** Is being welcomed to the market 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 60's. This move in ready home is complete with well maintained communal gardens, as well as off road parking for residents.

Approaching the property through the communal grounds to the front door you are met by the hallway which leads off the all of the rooms. The lounge is beautifully decorated and provides a wonderful space to relax. The contemporary kitchen boasts ample storage in the form of base and eye level units in a stylish, grey pallet. The space benefits from contrasting counter tops along with a breakfast bar and a large window filling the room with plenty of natural light. The master bedroom features fitted wardrobes providing all important storage and offers a wonderful space to unwind. Completing this superb property internally is the three piece shower room 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
- Communal Gardens
- Parking Available To Residents
- Excellent Amenities Nearby
- Ground Floor Apartment
- Sought After Area Of Brownhill
- Modern Throughout
- No Chain Delay!
- Fully Renovated In The Last 5 Years



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

LVT flooring, ceiling coving, double glazed upvc front door.

#### Lounge

13' 00" x 11' 10" (3.96m x 3.61m)

Carpet flooring, ceiling coving, double glazed upvc window, TV point, panel radiator.

#### Kitchen

12' 03" x 6' 06" (3.73m x 1.98m)

LVT flooring, fitted wall and base units with contrasting work surfaces, space for electric cooker, extractor fan, sink and drainer, plumbed for washing machine, space for fridge freezer, breakfast bar, wall mounted boiler, storage cupboard x2, double glazed upvc window, panel radiator.

#### Bedroom One

12' 11" x 10' 01" (3.94m x 3.07m)

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

#### Bathroom

8' 09" x 6' 10" (2.67m x 2.08m)

LVT flooring, three piece in white with vanity unit with vanity unit, shower enclosure with mains fed shower, panel radiator, frosted double glazed upvc window.



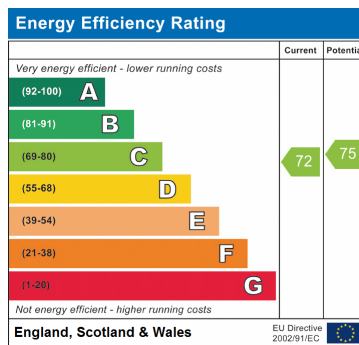
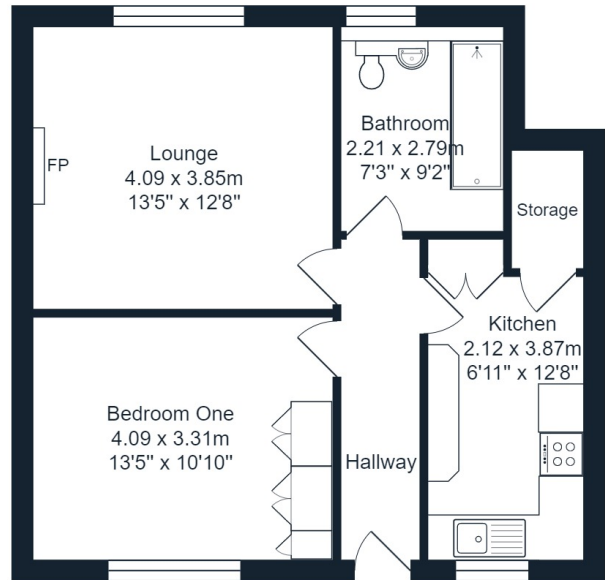
# FLOORPLAN & EPC



## Kemp Court, Whalley New Road, Ramsgreave, Blackburn

Total Area: 52.8 m<sup>2</sup> ... 569 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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.

