

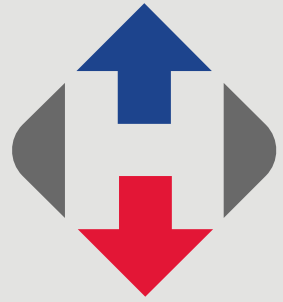
APARTMENT 9  
DERWENT HOUSE, COLNE  
BB8 9PN

£259,950



- Outstanding imposing apartment
- Immaculately finished to high standard
- Fantastic open lounge & dining room
- Modern b/fast kitchen with appliances
- 2 dble bedrooms, en-suite & bathroom
- Secure parking with store; utility & hall
- Prestigious development with outlooks
- Beautiful shared gardens & patios

This is an exceptional opportunity to purchase a superior contemporary apartment situated in this prestigious upmarket development. The property is located on the corner of the ground floor of this imposing building, which was a former Edwardian Grammar school and has been sympathetically restored to offer significant well-appointed accommodation providing high quality fitments and finished to a fabulous high standard throughout. It briefly comprises; generous entrance hallway, lounge with dining area open to a modern fitted breakfast kitchen with integrated Neff appliances, two double bedrooms with the master boasting fitted wardrobes and an en-suite shower room, a three piece white bathroom and utility room. Externally, Derwent House is set in its own private grounds with electrically operated gates leading to a private parking area with adjoining fields to the front and excellent aspects to the rear across towards Pendle Hill. There are well-tended surrounding communal gardens and additionally, there is secure allocated underground parking with a useful storeroom. Internal viewing is essential to fully appreciate all that this delightful home has to offer.



**LOCATION:** From our Barrowford office travel along Gisburn Road in the direction of Higherford, turning right into Colne Road and passing the Pendle Heritage Centre on your right. Follow the road along passing over the canal and on bearing right take the next turning on the right into Grenfell Gardens and Derwent House is located immediately in front of you.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALL:** Spacious area with wooden door leading off from communal hallway, recessed ceiling spotlighting, 2 separate large built-in storage cupboards, housing central heating and hot water boiler, outlooks over garden area.

**OPEN PLAN LOUNGE/DINING ROOM:** 5.6m x 5.4m (18'3" x 17'9"); with windows to the front and side elevations with pleasant outlooks, television point, telephone point, built-in storage cupboard, LED recessed spotlighting, wall-mounted intercom entry system, open to:

**BREAKFAST KITCHEN:** 4.2m to 1.9m x 3.5m to 2.9m (13'11" to 6'4" x 11'7" to 9'8"); L-shape room with a stunning luxurious range of contemporary high gloss fitted wall and base

units with complementary granite working surfaces and splashback, stainless steel single sink unit with integral granite drainer and chrome mixer tap, an array of Neff integrated appliances incorporating fridge freezer, dishwasher, combination microwave, stainless steel electric oven and grill, 4-ring Neff induction hob and co-ordinating extractor filter canopy over with glass splashback, tiled flooring with underfloor heating, recessed ceiling spotlights, granite breakfast bar.

**UTILITY ROOM:** 1.9m x 1.4m (6'4" x 4'7"); modern wall and base units with working surfaces, plumbing for washing machine, space for tumble dryer, extractor fan, tiled flooring.

**BEDROOM ONE (front):** 4.7m x 3.0m (15'6" x 9'10" plus wardrobes); with a range of fitted modern mirrored wardrobes to one wall, telephone point, television point; lovely view over adjoining open field.

**EN-SUITE SHOWER ROOM:** Modern 3-pce white suite comprising double shower enclosure with thermostatic shower, low suite w.c. with push button flush, pedestal wash basin with mixer tap, tiled flooring with under floor heating, chrome ladder style radiator, extractor fan, LED recessed spotlights,







tiled walls.

**BEDROOM TWO (rear):** 3.9m x 2.7m (12'11" x 8'9"); pleasant outlooks over communal garden.

**BATHROOM:** Excellent 3-pce modern white suite comprising bath with tiled surround and shower over, pedestal wash basin with mixer tap, low suite w.c. with push button flush, tiled flooring, tiled walls, chrome ladder style radiator, LED recessed spotlights, extractor fan.

**OUTSIDE:** The property is approached through electrically operated gates and leads to a private parking area. There are lawned gardens to the front of the building and to the rear are pleasant landscaped gardens and patios with seating areas and block paved pathways with planted borders. The property has the additional benefit of secure underground allocated parking and a useful private store.

**HEATING:** Electric fired hot water central heating and underfloor heating complemented by sealed unit double glazed windows in PVC frames.

**SERVICES:** Mains water, electricity and drainage are connected.

**SERVICE CHARGE:** £170 per month.



**EPC:** The energy efficiency rating for this property is D.

**TENURE:** Leasehold, ground rent £50 per year.

**COUNCIL TAX BAND:** D.

**VIEWING:** By appointment with our office.

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