

11 CORNMILL COURT  
WADDINGTON  
BB7 3HB

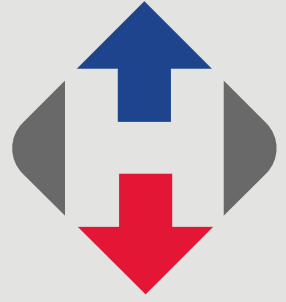
£80,000 for 50% \*NO CHAIN\*  
£160,000 for 100%



- Spacious first floor apartment
- 2 good-sized bedrooms
- Allocated parking & visitor spaces
- Sought-after Ribble Valley village
- Superb open plan living area & kitchen
- 3-piece bathroom with shower
- Gas CH & PVC double glazing; no chain
- 76 m2 (825 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

Situated at the centre of the much sought-after Ribble Valley village of Waddington, this attractive first floor apartment enjoys bright and spacious accommodation. The property lies a stone's throw from Waddington's pubs and restaurants and the surrounding Ribble Valley countryside.



The accommodation comprises a large bright open plan living area and kitchen, two good-sized bedrooms and 3-piece bathroom with an electric shower. The apartment also benefits from an allocated parking space and additional visitor parking. Ideal for first time buyer, retirement or investor.

Please note the property is being offered for sale on a shared ownership basis. The property can either be purchased at £80,000 for 50% of the ownership rights or at the full market value of £160,000 for full ownership. All potential purchasers must be approved by the Ribble Valley Borough Council. Application forms are available from this office. Please note there is no chain.

**LOCATION:** From our sales office travel down Castle Street into York Street and on to the roundabout. Take the first exit and proceed straight over the next mini roundabout into Waddington Road. Turn right under the railway bridge (still on Waddington Road) and follow the road straight on into the village itself. Once in the village take the first left turning into Wadow View, left again into Queensway and then left again into Cornmill Court.

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

**ENTRANCE HALLWAY:** With external door, built-in storage cupboard housing Worcester combination central heating boiler, solid oak flooring.

**LIVING ROOM:** 5.2m x 3.7m (17'1" x 12'2"); with solid oak flooring, television and telephone points, intercom system. Open to:

**DINING KITCHEN:** 3.6m x 3.6m (11'8" x 11'8"); with half solid oak flooring and half tiled flooring, range of modern fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring gas hob, plumbed and drained for automatic washing machine, single drainer stainless steel sink unit, part-tiled walls.

**BEDROOM ONE:** 5.6m x 2.9m (18'6" x 9'6"); with television and telephone points.

**BEDROOM TWO:** 3.7m x 2.3m (12'2" x 7'6"); telephone point.

**BATHROOM:** With 3-piece white suite comprising pedestal washbasin, low level w.c. and panelled bath with electric shower over and vanity screen.







**OUTSIDE:** There is a communal lawned rear garden and flower beds to the front.

No 11 Cornmill Court benefits from an allocated parking space for one car and an additional 3 visitor spaces are also available (serving all the apartments).

**SERVICE CHARGE:** A service charge is payable. Please ask the office for further details. Rent is also payable for the 50% purchase option.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in PVC frames.

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

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

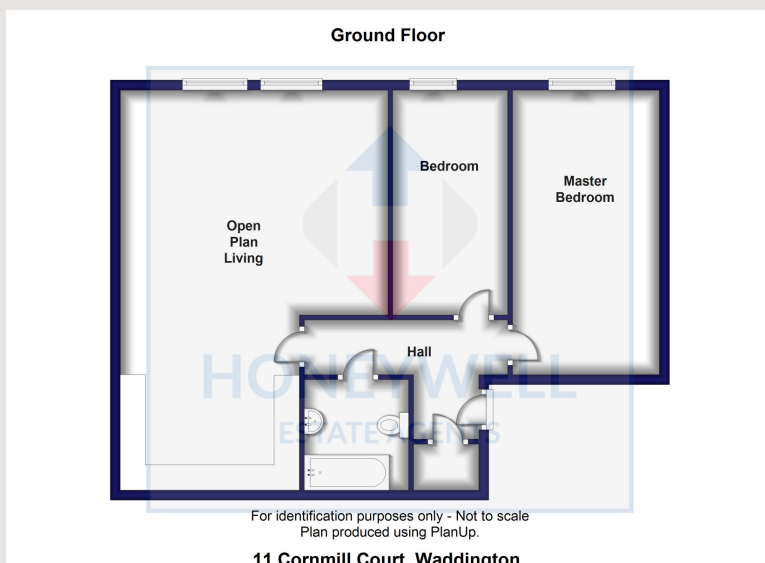
**COUNCIL TAX BAND A.**

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

**SECTION 106 AGREEMENT:** This property is subject to a 106 Agreement which limits buyers to those with a connection with the Ribble Valley. Please ask for further details.

**SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.**





*11 Cornmill Court, Waddington, BB7 3HB  
MJ/SMR/030918*

**Selling your house?**

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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