

8 GREEN PARK COURT  
BARROW  
BB7 9BJ

£650 per month



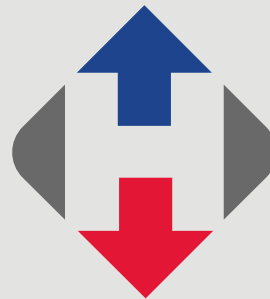
- Ground floor retirement apartment
- Spacious lounge & dining room
- Attractive outlook across gardens
- Single garage, communal parking
- Two bedrooms, one en-suite
- Fitted kitchen, three piece bathroom
- Excellent communal facilities
- Unfurnished. Available immediately.

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**This spacious apartment is situated on the ground floor and enjoys attractive views across the beautiful lawned gardens.**

**There is a large lounge, separate dining room, fitted master bedroom with wardrobes and en-suite shower room, second double bedroom and house bathroom. The property also benefits from a large garage situated next to the communal parking area.**

**Green Park Court benefits from excellent facilities including communal lounge, laundry, guest room and large gardens.**



**LOCATION:** Entering Barrow from the Clitheroe direction proceed through the village and after Chestnut Crescent turn left into Whiteacre Lane. Proceed straight on for quarter of a mile and Green Park Court is situated on the right hand side.

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

**ENTRANCE HALLWAY:** With window to side elevation and cloaks storage cupboard.

**LOUNGE:** 5.4m x 5.2m (17'7" x 17'1"); a light and airy lounge with 5 windows and outlooks across the communal gardens. Archway to:

**DINING ROOM:** 3.8m x 2.9m (12'4" x 9'7"); with attractive outlooks.

**KITCHEN:** 2.8m x 2.1m (9'3" x 7'0"); range of fitted white wall and base units with complementary laminate working surfaces and tiled splashback, one and half bowl single drainer sink unit with mixer tap, fitted Zanussi electric oven, 4-ring ceramic hob with extractor over, integrated fridge, free-standing freezer.

**INNER HALLWAY:** With door leading to central courtyard.

**BEDROOM ONE:** 5.0m x 4.4m (16'5" x 14'4"); with 2 windows and outlooks across the communal gardens, extensive range of fitted wardrobes.

**EN-SUITE SHOWER ROOM:** With 3-piece white suite comprising low suite w.c., pedestal washbasin with chrome taps and corner shower enclosure with electric shower.

**BEDROOM TWO:** 2.7m x 5.2m, narrowing to 4.4m (8'11" x 17'0", narrowing to 14'7"); with built-in wardrobe, airing cupboard housing hot water cylinder.

**BATHROOM:** With 3-piece suite comprising low suite w.c., pedestal washbasin with chrome taps and panelled bath with chrome taps, tiled walls.





**GARAGE:** 7.1m x 3.0m (23' x 9'10"); with up-and-over door, electric light and power and some loft storage.

**OUTSIDE:** Green Park Court is surrounded by attractive lawned gardens and good-sized communal car park.

**NOTE:** Green Park Court is a retirement complex with a minimum age of 60 with partners aged over 55. The development offers a host of communal facilities including residents lounge, kitchen, laundry, garden areas and ample parking.

**HEATING:** Economy 7 night storage heaters.

**DEPOSIT:** £750.00.

**AVAILABLE:** Immediately.

**RESTRICTIONS:** No Pets. No Smokers. No DSS.

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

**COUNCIL TAX:** Band C

**Please Note**

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card.





**CONFIDENCE  
GUARANTEE**

**FREE Property Appraisal**  
**No Set Up Fees**  
**Total Transparency**  
**40+ Years' Experience**  
**End Of Tenancy Management**



8 Green Park Court, Barrow, BB7 9BJ

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