

7 LYNWOOD CLOSE
CALDERSTONES PARK
WHALLEY
BB7 9XA



£142,500



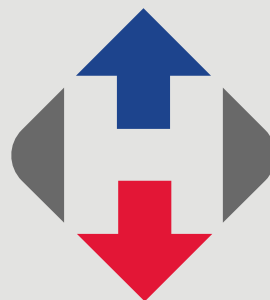
- Attractive 1st floor apartment
- Spacious lounge with dining space
- Private parking space
- Prime village location
- 2 bedrooms, 3-piece bathroom
- Kitchen with built-in appliances
- Ideal for a first time buyer
- 54 m2 (578 sq ft) approx.

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A lovely first floor two bedroom apartment situated on a cul-de-sac within the desirable Calderstones Park development.

The apartment offers light and airy space with a spacious lounge with dining area, kitchen with a range of fitted appliances which have recently been replaced, a master bedroom with fitted wardrobes, second bedroom and 3-piece bathroom with shower over the bath.

Externally there is a private allocated parking space plus additional visitor parking spaces. The apartment is ideal for a first-time buyer and offers an affordable property in Whalley which is easy to maintain. Viewing is essential.



LOCATION: Entering Calderstones Park through the stone gate posts continue straight on and at the T-junction turn left and follow Pendle Drive around the right hand bend. Turn left into Lynwood Close and the apartment is located on the left. The parking area is on the left after the apartment building.

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

COMMUNAL ENTRANCE: entry phone system and staircase to the first floor. Entrance door into:

HALLWAY: With recessed spotlighting, coved cornicing and storage cupboard.

LOUNGE with Dining Area: 4.6m x 3.3m (15' x 10'10"); with coved cornicing, television point.

KITCHEN: 2.9m x 2.6m (9'6" x 8'7"); with cream Shaker style wall and base units with complementary laminate working surface and tiled splashback with under unit lighting, one and a half bowl stainless steel sink unit with mixer tap, integrated electric double oven, 4-ring stainless steel gas hob with stainless steel extractor canopy over, integrated fridge freezer, wall-mounted Worcester central heating boiler concealed inside kitchen wall cupboard, recessed spotlighting, tiled floor.

BEDROOM ONE: 4.0m x 2.7m (13'1" x 8'11") + wardrobes; extensive range of wall-to-wall fitted wardrobes and television point.

BEDROOM TWO: 2.9m x 2.2m (9'5" x 7'4").





BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal wash handbasin with chrome mixer tap and panelled bath with chrome mixer tap and thermostatic shower over with glass shower screen, part-tiled walls.

OUTSIDE: The property has a private parking space for one car and there are additional visitor parking spaces.

TENURE: We have been informed by the owner that the property is leasehold with a ground rent of £50 per annum.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

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

COUNCIL TAX BAND B.

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

SERVICE CHARGE: There is a monthly service charge of £126. This includes building's insurance, weekly window cleaning, maintenance and cleaning of common areas, external repairs and maintenance of communal gardens.

VIEWING: By appointment with our office.

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Ground Floor



Total area: approx. 54.6 sq. metres (587.5 sq. feet)

For identification purposes only - Not to scale
Plan produced using PlanUp.

7 Lynwood Close, Calderstones Park, Whalley

*7 Lynwood Close, Whalley, BB7 9XA
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