

17 GREEN PARK COURT
BARROW
BB7 9BJ

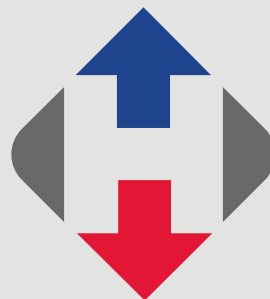
£120,000



- First floor retirement apartment
- 2 bedrooms, 3-piece shower room
- Spacious living room
- Sought after village location
- Parking area & garage
- Communal facilities & gardens
- Electric heating, UPVC double glazing
- 54 m² (585 sq ft) approx.

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Situated on the first floor of Green Park Court with a view out from the living room over the grounds, this two bedroom retirement apartment is well-presented with a bright and spacious living/dining room, a fitted kitchen with built-in appliances, two bedrooms both with fitted wardrobes and a three-piece shower room. The apartment benefits from its own private garage whilst all apartments at Green Park Court have ample private parking.



Green Park Court is situated in the village of Barrow between Clitheroe and Whalley which both offer plentiful amenities. The development is situated in its own grounds with large lawned gardens to all sides as well as offering communal facilities including a lounge and small laundry.

Prospective purchasers must be 55 years of age or older.

LOCATION: Leave Clitheroe on Whalley Road and head in the direction of Barrow and turn right just before the A59 roundabout onto Whalley Road into Barrow. Follow the road straight through the centre of the village and turn left at the next roundabout onto Whiteacre Lane. Follow the road up the lane and turn right into the grounds of Green Park Court.

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

ENTRANCE HALLWAY: With external door, intercom and built-in storage cupboards with electric meters.

LIVING ROOM: 4.4m x 4.0m (14'4" x 13'0"); with television and telephone points, 2 wall light points and electric fire in a feature surround.

KITCHEN: 2.2m x 2.1m (7'4" x 7'0"); with a range of fitted base and matching wall storage cupboards and display cabinets with

complementary work surfaces, built-in fridge-freezer, built-in double electric oven, 4-ring electric hob with circulator over, single drainer stainless steel sink unit and part-tiled walls.

BEDROOM ONE: 3.5m x 3.3m (11'6" x 10'10"); with built-in storage cupboard and a wall of fitted wardrobes.

BEDROOM TWO: 3.3m x 2.7m (10'8" x 8'9"); with a wall of fitted wardrobes.

SHOWER ROOM: With a 3-piece suite comprising a low level w.c., pedestal hand washbasin and shower enclosure with electric shower, fully tiled walls and extractor fan.





OUTSIDE: The property enjoys use of the extensive surrounding gardens which are mainly lawned with shrubs and tree covered areas as well as patio sitting areas. Green Park Court benefits from private parking for its residents and visitors, and No.17 enjoys the private use of a good-sized separate garage.

HEATING: Fitted electrical heaters complemented by double glazed windows in UPVC frames throughout.

SERVICES: Mains water, electricity and drainage are connected.

SERVICE CHARGE: The annual service charge payable to the management company is approx £1,980.

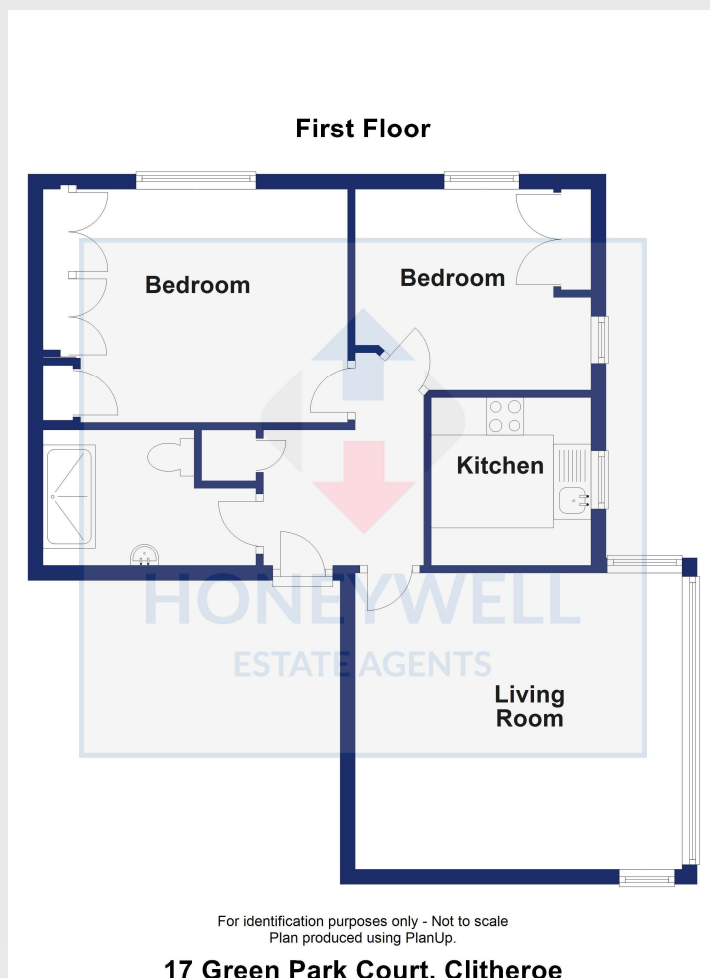
COUNCIL TAX BAND B.

TENURE: Leasehold.

VIEWING: By appointment with our office.

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