

20 DICKENS COURT
BROCKHALL VILLAGE
BB6 8HT

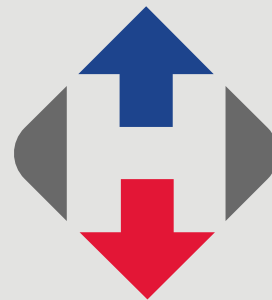
£200,000



- Large ground floor apartment
- 2 large bedrooms, 1 with en-suite
- Open-plan lounge & dining kitchen
- Attractive garden to rear
- Private parking space
- Underfloor heating with Karndean floors
- Security gates at entrance
- 111 m2 (1,200 sq ft) approx.

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A large ground floor apartment which offers a modern open-plan space and has the advantage of its own private garden. Situated on this popular development with staffed security at the entrance, Brockhall Village offers great road links to Whalley, Clitheroe, Blackburn and the A59, and the popular Black Bull Inn is within walking distance.



The apartment has a central hallway with double doors opening into the lounge which is open-plan to the dining kitchen and has French doors opening to the rear garden. To the front are two large double bedrooms both with fitted wardrobes and an en-suite shower room to the master. There is also a 3-piece bathroom with shower and useful utility room. All rooms have underfloor heating with attractive Karndean floors. There is double glazing and a range of integrated appliances in the kitchen. To the front of the apartment is a private allocated parking space and to the rear is a garden with paved patio and artificial lawn for easy maintenance.

LOCATION: On entering Brockhall Village continue straight on at the security barrier and then straight on at the mini roundabout. Turn next left into Cherry Drive and then turn second right into Dickens Court. The apartment can be found at the far left corner.

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

ENTRANCE: Into communal entrance hall through secure front door. Oak veneer front door leading to the apartment.

HALLWAY: With recessed spotlighting, coved cornicing, Karndean flooring, entry phone system, alarm control panel and airing cupboard housing hot water cylinder.

LOUNGE: 4.8m x 4.2m (15'9" x 13'8"); with coved cornicing, recessed spotlighting, television point, wall light points, wall-hung fireplace, Karndean flooring, glazed French doors opening onto the rear garden and open to dining kitchen.

DINING KITCHEN: 4.6m x 3.6m (15'1" x 11'8"); with an attractive range of gloss wall and base units with complementary laminate work surface and splashback, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated fridge-freezer, integrated electric fan oven, integrated microwave, 4-ring gas hob with stainless steel and glass extractor canopy over with stainless steel splashback and integrated dishwasher.

Wall-mounted Vaillant gas central heating boiler concealed inside kitchen cupboard, Karndean flooring, recessed spotlighting and 2 windows overlooking the rear garden.

UTILITY ROOM: 2.2m x 1.5m (7'2" x 4'9"); with a fitted range of gloss wall and base units with complementary laminate work surface, stainless steel sink unit with mixer tap, plumbing for a washing machine and Karndean flooring.





BEDROOM ONE: 6.2m narrowing to 3.9m x 4.8m (20'3" narrowing to 12'11" x 15'10"); large, spacious bedroom with 3 windows to the front elevation, coved cornicing, recessed spotlighting, built-in triple wardrobe, television point and Karndean flooring.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising a low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap and corner shower enclosure with fitted thermostatic shower. Part-tiled walls, extractor fan, recessed spotlighting, Karndean flooring and a wall-mounted chrome ladder style heated towel rail and shaver point.

BEDROOM TWO: 4.4m x 2.9m and 3.9m x 1.9m (14'5" x 9'5" and 12'11" x 6'4"); with coved cornicing, Karndean flooring, television point, 3 windows to the front elevation and built-in triple wardrobe.

BATHROOM: 3-piece white suite comprising a low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap and panelled bath with chrome mixer tap and thermostatic shower over with glass shower screen. Fully tiled walls, extractor fan, recessed

spotlighting, tall heated chrome ladder style towel rail and Karndean flooring.

OUTSIDE: There is a private allocated parking space to the front. To the rear there is an enclosed rear garden with paved patio area and paved pathways, artificial lawn for easy maintenance and timber boundary fencing.

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

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

TENURE: The apartment is leasehold on a 999 year lease from January 2006.

SERVICE CHARGE: The property is subject to a service charge which covers a range of services including building's insurance, landscaping, cleaning, maintenance and security. At the time of writing, we were informed that the service charge for the property is approx. £1,829 per annum.

COUNCIL TAX BAND D.

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

VIEWING: By appointment with our office.





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