

3 LYNWOOD CLOSE
WHALLEY
BB7 9XA

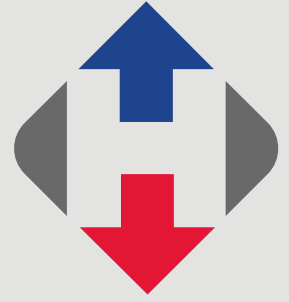
£137,500



- Attractive ground floor apartment
- Lounge and fitted kitchen
- Double bedroom and bathroom
- Gas CH & PVC double glazing
- Allocated parking plus visitor parking
- Sought after village location
- Desirable ground floor living
- 48 m2 (519 sq ft) approx.

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A lovely ground floor apartment situated in this purpose-built building which is situated on the desirable Calderstones Estate in Whalley. The apartment windows are tucked away behind the boundary hedging providing excellent privacy. This apartment is ideal for those looking for ground floor living, bungalows in Whalley are extremely expensive so this offers an excellent alternative.



There is a communal entrance hallway leading to the front door, once in the apartment there is a hallway, spacious lounge, kitchen with a range of integrated appliances, a double bedroom and bathroom with shower over the bath. Outside there is a private allocated parking space plus additional visitors parking spaces. This apartment offers easy living with low maintenance in a great location.

LOCATION: Leave Whalley along Mitton Road towards Calderstones and turn left at the mini roundabout into Calderstones Park. At the T-junction turn left, proceed around the right hand bend and Lynwood Close is on the left hand side.

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

COMMUNAL HALLWAY: with hardwood front door, entry phone system, front door to the apartment leads to:

ENTRANCE HALLWAY: with recess spotlighting, coved cornicing, coat hooks and walk-in storage cupboard.

LOUNGE: 4.5m x 3.3m (14'10" x 10'10"); with coved cornicing, telephone and television point.

KITCHEN: 2.9m x 2.7m (9'5" x 8'9"); with a fitted range of shaker-style wall and base units with

complimentary laminate work surface and tiled splashback, a one and a half bowl stainless steel sink unit with mixer tap, integrated built-under electric oven with four-ring stainless steel gas hob with stainless steel extractor canopy over, integrated fridge freezer, plumbing for a washing machine, Main combination central heating boiler concealed inside kitchen wall cupboard, recess spot-lighting and tiled floor.

BEDROOM ONE: 4.0m x 3.4m (13'0" x 11'3"); with television and telephone point.

BATHROOM: 1.9m x 2.0m (6'4" x 6'6"); with a three-piece white suite comprising low suite W.C, pedestal wash handbasin with chrome mixer tap, panelled bath with chrome mixer tap and thermostatic shower over with glass shower screen, part-tiled walls, tiled floor, extractor fan.





OUTSIDE: There is a communal forecourt front garden area with boundary hedging. There is an allocated parking space for one car plus additional visitors parking.

HEATING: Gas central heating and double glazed windows in PVC frames.

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

Service charge for this year was £2,087.18. This includes window cleaning, communal electricity, fire equipment maintenance, communal general repairs and maintenance, common grounds maintenance, cleaning of common areas and buildings insurance.

TENURE: Leasehold 999-year lease from January 2000 with an annual ground rent of £50.00.

COUNCIL TAX BAND B.

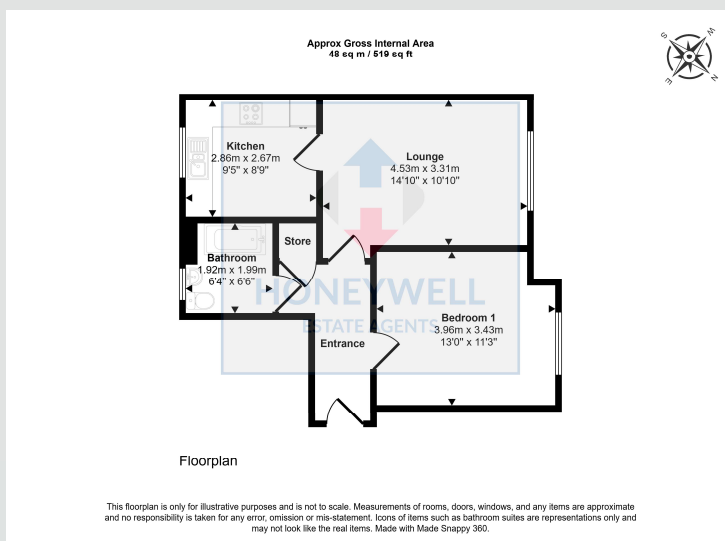
EPC: The energy efficiency rating for this property is C.

VIEWING: By appointment with our office.

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CD/CE/030626

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