



Auction

1 bed apartment to buy in BB1

Roe Lee Park, Roe Lee, Blackburn,
Lancashire, BB1 9RZ

£89,950 Starting Bid

 x1  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ IMMACULATE ONE BEDROOM FIRST FLOOR APARTMENT
- ✓ SEPARATE BATHROOM
- ✓ DOUBLE GLAZING & GAS CENTRAL HEATING
- ✓ OPPOSITE ROE LEE PARK
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

A beautiful one bedroom first floor apartment for sale in the popular Roe Lee Park, Roe Lee, Blackburn. This would suit first time buyers, a single person or a couple.

The accommodation briefly comprises of: Entrance, through lounge and dining area, kitchen, landing, bathroom and the bedroom is on the second floor.

Externally there is a large garden to the rear.

This property is close to local shops and amenities, Roe Lee School and Roe Lee Park.

Ground Floor:

Entrance

Dimensions: 1.0m x 1.0m

The entrance comprises of: uPVC double glazed external door, ceiling light, double radiator, stairs to the first floor and carpet to the floor.

First Floor

Through Lounge & Dining Area

Dimensions: 7.5m x 3.7m

This comprises of: uPVC double glazed windows x 2, internal wooden door, ceiling lights x 2, double radiators x 2, TV/Phone point, stairs to the second floor, coving, carpet to the floor.

Kitchen

Dimensions: 2.6m x 2.4m

The kitchen comprises of: uPVC double glazed window, fully fitted wall & base units, gas hob & electric oven, round stainless steel sink with drainer and mixer tap, double radiator, plumbed for washing machine, ceiling light, laminate effect lino to the floor.

Landing

Dimensions: 2.6m x 2.0m

The landing comprises of: uPVC double glazed window, ceiling light, double radiator, carpet to the floor.

Bathroom

Dimensions: 2.0m x 1.6m

The bathroom comprises of: Hand wash basin, bath with overhead shower, chrome towel radiator, fully tiled to the walls, laminate effect lino to the floor.

Separate W.C

Dimensions: 2.0m x 1.0m

This room comprises of: uPVC double glazed window, W.C, ceiling light, part tiled to the walls and laminate effect lino to the floor.

Second Floor

Bedroom

Dimensions: 4.3m x 3.3m

The bedroom comprises of: Velux window, ceiling light, double radiator, carpet to the floor.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 87

Annual Ground Rent Amount: £10.00

Price: Starting Bid £89,950

Property Type: Apartment

Parking: On Street

Year built: 1961

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Roe Lee Park, Roe Lee, Blackburn, Lancashire, BB1 9RZ

Contact your local branch today for more information on this property:

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,
<https://openhouse.london/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

