



## 1 bed apartment to buy in BB2

Bolton Road, Blackburn, Lancashire, BB2 4GY

**£75,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ ONE BEDROOM
- ✓ BALCONY
- ✓ EXCELLENT LOCATION CLOSE TO BLACKBURN TOWN CENTRE
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

\*\*\* SELLING WITH A TENANT IN SITU \*\*\*

The property briefly comprises of: One bedroom, bathroom, kitchen and lounge which is open plan and a balcony. The property also benefits from double glazing. There is 1 allocated and secure car parking space there also is a lift within the building.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £154.00

Annual Service Charge Amount: £1,128.00

Price: Starting Bid £75,000

Property Type: Apartment

Parking: Allocated

Year built: 2009

Construction materials: Brick and block

Roofing type: Slate 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: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

## **Kitchen/Lounge**

Dimensions: 6.66m x 3.72m

The kitchen and lounge area which is open plan comprises of: uPVC double glazed patio doors leading to the balcony, spotlights in the kitchen, fitted wall & base units, electric oven & hob, double stainless steel sink & drainer with mixer taps, lino to the floor, built in washing machine. In the lounge area there is an electric convector heater, ceiling lights x 2, carpet to the floor.

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## **Bedroom 1**

Dimensions: 5.1m x 3.3m

The bedroom comprises of: uPVC double glazed window and uPVC double glazed doors to the balcony, internal wooden door, ceiling light point x2, convector wall heater, double wardrobes x 2, carpet to the floor.

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## **Bathroom**

Dimensions: 2.2m x 2.2m

The bathroom comprises of: Spot lights to the ceiling, hand wash basin, W.C, bath with overhead shower, chrome towel radiator, part tiled to the walls and laminate effect lino to the floor.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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