



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.

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.

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) A | | |
| (81-91) B | | 84 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (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 | |

Bolton Road, Blackburn, Lancashire, BB2 4GY

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