



HUNTERS[®]
HERE TO GET *you* THERE

Preston New Road, Blackburn, BB2 7AL

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Asking Price: £115,000

Hunters are very pleased to present this immaculate retirement home on the 'Larmenier Retirement Village'. This practical first floor apartment (lift to all floors) provides all the necessities to cope with later life in a fun, supportive, safe and welcoming environment.

Situated in a private woodland setting, this complex, provides peace of mind for you and your loved ones with first class services ranging from catering facilities to village minibus with driver for use in shopping and weekly outings.

The apartment briefly comprises; entrance hallway, open plan lounge & kitchen areas, two double bedrooms and a three piece shower room, with newly fitted power shower. The apartment has been recently re-furnished throughout and is in pristine condition. There are lovely views from all rooms overlooking the grounds and countryside towards Mellor.

The apartment is fully double glazed and gas centrally heated. Central heating can be fully controlled via a thermostat. Access to the building is via key fob and/or intercom secure-entry system, and by key to each private apartment. The Village is covered by CCTV around the grounds and each apartment has an emergency intercom, connected to 24 hour, on site support staff

The site itself offers a wide range of facilities to cater for everyone's needs. Facilities include: Comfortable and spacious lounge areas, dining room with restaurant catering, fully stocked bar, coffee shop, activities room, hairdressers, laundry facilities, cinema room and an on site Chapel. There are mobility scooters for residents use around the extensive grounds.

Regular activities include; twice weekly shopping trips, discussion groups, film nights, theme nights in the bar, trips to local beauty spots and places of interest and art and craft sessions. The residents committee meets regularly to facilitate any new suggestions and is very welcoming of new members.

There is a monthly service charge which covers; village manager, staff & administrative costs, weekly housekeeping, window cleaning, gardening work, buildings insurance, on site handyman, internet access and service/maintenance costs.

* The site is only available for adults aged 55 and over *

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ENTRANCE HALLWAY

2.29m (7' 6") x 2.24m (7' 4")

Storage compartment.

LOUNGE & KITCHEN

5.03m (16' 6") x 4.50m (14' 9")

Three double glazed window, gas central heated radiator, floor & wall units, single sink, integrated oven & hob, plumbed access for washer.

BEDROOM ONE

4.14m (13' 7") x 2.69m (8' 10")

Double glazed window, gas central heated radiator.

BEDROOM TWO

3.56m (11' 8") x 3.48m (11' 5")

Double glazed window, gas central heated radiator.

SHOWER ROOM

2.24m (7' 4") x 1.40m (4' 7")

Walk in shower with cubicle, WC, vanity hand wash basin, part tiled walls, heated towel rail.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01254 706471

OPENING HOURS:

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 4.00pm

THINKING OF SELLING?

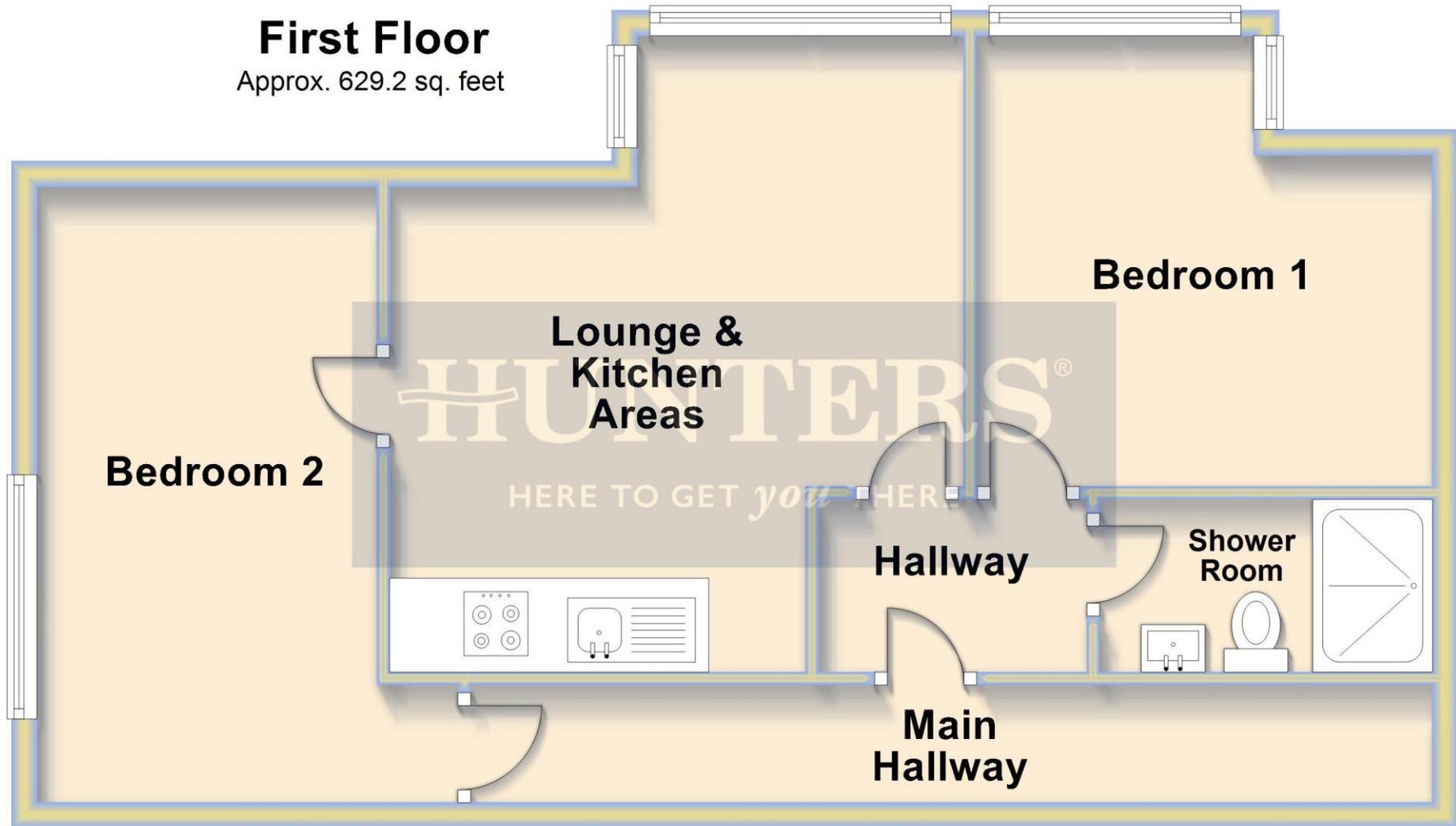
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

First Floor

Approx. 629.2 sq. feet



Total area: approx. 629.2 sq. feet

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Plan produced using PlanUp.



