



**redrose**

**36 The Court Oakbridge Drive**

Buckshaw Village, Chorley, PR7 7EH

FIRST FLOOR one bedroom retirement apartment with a lovely open outlook to the front. Secure development for over 55s with open plan living/kitchen space. Lovely landscaped communal gardens with seating areas to enjoy the best of the location. The on-site facilities include a residents' lounge and subsidised bistro with bar, library with IT facilities, gymnasium, health centre with therapy room, hair salon and outdoor bowling green. There are communal car parking facilities, a reception area and a shop for essentials.

**Asking Price Of £95,000**

EPC Rating '82'





## Property Description

### ENTRANCE HALLWAY

2.92m x 1.96m (9'7 x 6'5) Hardwood entrance door, smoke alarm, coving, storage cupboard and doors to reception room, bedroom and wet room.

### RECEPTION ROOM

3.96m x 3.45m (13' x 11'4) double glazed window, central heating radiator, television point, coving and open archway to the kitchen.

### KITCHEN

1.93m x 1.91m (6'4 x 6'3) A range of wall and base units with wood effect surfaces, stainless steel sink with drainer and mixer tap, electric oven with our ring ceramic hob, extractor hood, integrated fridge/freezer and washing machine, smoke alarm and wood effect flooring.

### BEDROOM

4.04m x 3.40m (13'3 x 11'2) Double glazed window, central heating radiator, television point, coving and smoke alarm.



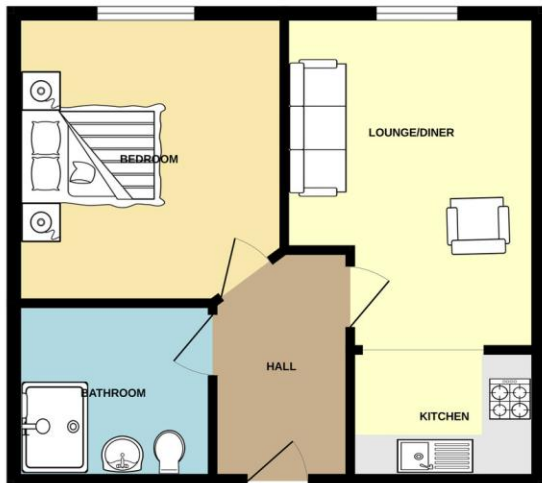
## WET ROOM

2.57m x 2.46m (8'5 x 8'1) Heated towel rail, pedestal wash basin, dual flush WC, direct feed shower unit, tiled elevations, spotlights, extractor fan and lino flooring.





GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements