



redrose

5 Cordwainers Court

Buckshaw Village, Chorley, PR7 7AT

One Bedroom First Floor Apartment – Cordwainers Court, Buckshaw Village

Asking Price Of £80,000

EPC Rating 'TBC'

A well-presented one bedroom first floor apartment offering excellent value in the popular Buckshaw Village development. The property features an entrance hallway, spacious open-plan kitchen and living area with Juliet balcony, modern fitted kitchen with integrated appliances, stylish bathroom suite, and a bright double bedroom with space for wardrobe storage.





Property Description

LOVELY 1 BEDROOM FIRST FLOOR APARTMENT IN CORDWAINERS COURT, BUCKSHAW VILLAGE.

This excellent value for money 1 bedroom apartment is located on the first floor of the block and consists of an entrance hallway leading through into a generous sized open plan design kitchen living space with Juliet balcony. The kitchen features modern stylish fitted units and integrated appliances, whilst the lounge has been tastefully decorated to a neutral colour scheme and with stylish feature wallpaper. Also off the hallway is a modern fitted bathroom with white three piece suite and shower over bath, along with a bright and airy bedroom that can house a double sized bed and wardrobe storage options.

Externally, the property has an allocated parking space whilst being located only a stones throw away from the village shops, amenities and transport links making it ideal for commuters.



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DISAPPOINTMENT!

Entrance Hall

A spacious, carpeted entrance hall providing access to the main bedroom, bathroom, and lounge. Features a double storage heater and offers a welcoming first impression of the apartment.

LOUNGE

17' 10" x 10' 2" (5.46m x 3.10m) An impressive and generously sized lounge featuring a stylish feature wall and a double-glazed window overlooking the front aspect. The room offers ample space to accommodate both a comfortable living area and a separate dining space.

KITCHEN

9' 3" x 9' 2" (2.83m x 2.80m) A well-proportioned kitchen that is partially open to the lounge, creating a sociable and modern living environment. Fitted with a range of wall and base units, stainless steel sink with drainer and mixer tap, black tiled flooring, electric hob with four-ring cooker, and extractor hood. A standout feature is the attractive Juliet balcony, adding light and character to the room.

MASTER BEDROOM

13' 10" x 8' 7" (4.22m x 2.62m) A spacious double bedroom with an electric heater and double-glazed window overlooking the front aspect. An alcove area provides the perfect space for a double wardrobe while still maintaining plenty of room throughout the bedroom.

BATHROOM

7' 4" x 5' 10" (2.26m x 1.80m) Modern bathroom comprising a three-piece white suite including WC, wash hand basin, and a panelled bath with shower over. Additional features include partial wall tiling, chrome heated towel rail, glass shower screen, black tiled flooring, and extractor fan.

Apartment Block & Parking

The property benefits from an allocated parking space, along with additional visitor parking. Situated within the popular Spinners Mill development in Buckshaw Village, the secure apartment block is accessed via keypad entry and contains just five apartments in total. Communal areas are professionally maintained and cleaned by RMG cleaning services. Residents also benefit from individual ground floor mailboxes within the communal entrance area.

Buckshaw Village

Buckshaw Village is ideally located for commuters, offering excellent transport links to Preston, Manchester, and Blackpool via the nearby M6, M61, and M55 motorways. The recently opened Buckshaw Village Parkway railway station provides direct services to Manchester Piccadilly, Manchester Victoria, and Preston. Within walking distance are a Tesco supermarket, community centre, primary school, and The Buckshaw Hub, which includes a nursery, children's swimming facilities, hair salon, and café.

Mortgage Advice

A free mortgage consultation is available with an independent financial adviser who can discuss your requirements and assess your borrowing potential. Professional and impartial mortgage advice is provided, along with guidance on any related services.

LEASE

A 125 year lease that began in 2003

Ground Rent £154.22 Per annum

Service Charge £1381.56