



redrose

39 Abbott Court

Buckshaw Village, Chorley, PR7 7ET

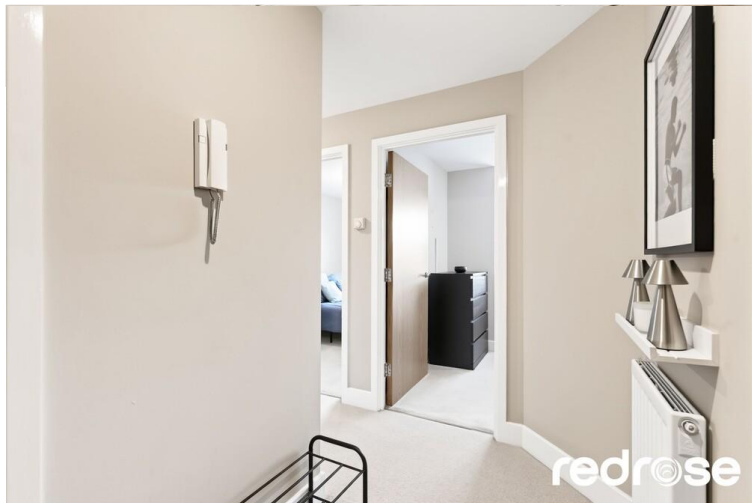
Redrose Estate Agents are delighted to bring to market this beautifully presented two-bedroom first-floor apartment, ideally situated in the highly sought-after Buckshaw Village.

Asking Price Of £130,000

EPC Rating 'B'

Perfectly suited to first-time buyers, professionals or those looking to downsize, the property offers well-proportioned accommodation, a modern open-plan living space and excellent local amenities right on the doorstep.





Property Description

ENTRANCE HALLWAY

Welcoming entrance with useful integral storage and access to all rooms.

OPEN PLAN LOUNGE/ KITCHEN

20' 1" x 10' 0" (6.12m x 3.05m) A fantastic light and spacious living area featuring a Juliette balcony and breakfast bar with seating for up to three. The modern kitchen is fitted with a range of wall and base units, complementary worktops and integrated appliances including a gas cooker.

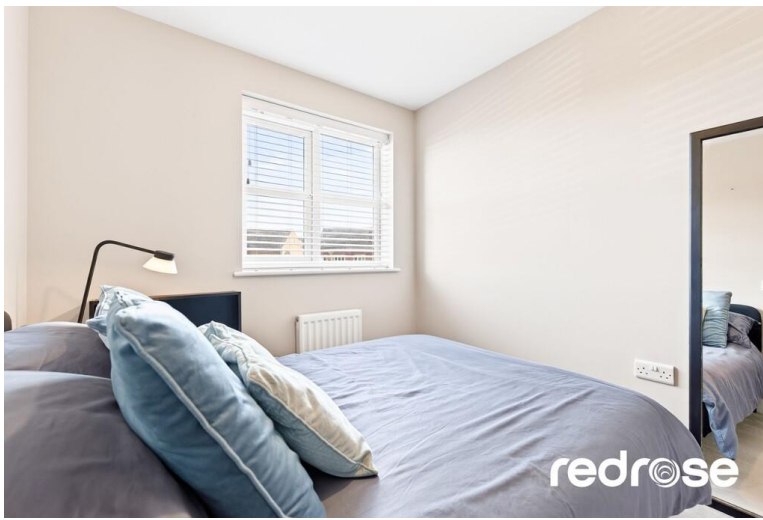
MASTER BEDROOM

10' 6" x 10' 3" (3.2m x 3.12m) A generous double bedroom with fitted wardrobe. Double glazed window. Door to ensuite shower room.

ENSUITE

6' 6" x 6' 0" (1.98m x 1.83m) Fitted with a suite comprising of a shower cubicle, hand wash basin and WC.





BEDROOM TWO

10' 6" x 7' 9" (3.2m x 2.36m) A well-proportioned second double bedroom. Double glazed window.

FAMILY BATHROOM

7' 9" x 5' 2" (2.36m x 1.57m) Fitted with a modern three-piece suite and conveniently positioned off the entrance hall.

Externally, the property benefits from one allocated parking space, with additional visitor parking available. The development also enjoys communal lawned areas and pleasant surrounding walks.



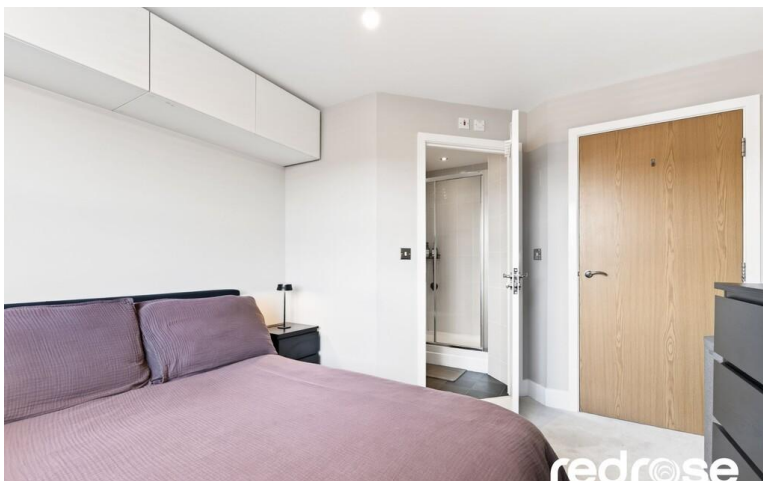
TENURE

The property is LEASEHOLD. The lease began on 01/01/2006 and has 232 years remaining.

Ground Rent £150.00 per annum

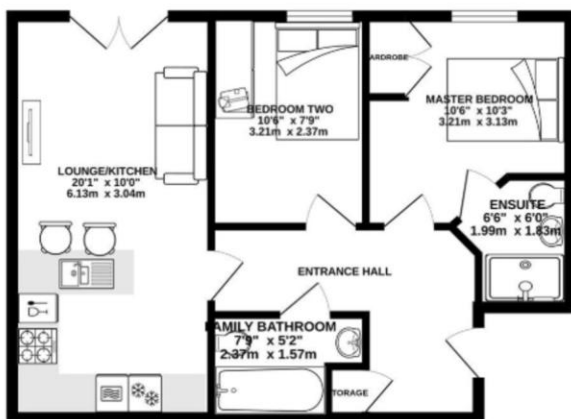
Service Charge £1274.26

Council Tax Band B





FIRST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



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Buckshaw Village
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Lancs

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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 are 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