



redrose

Oakbridge Drive

Buckshaw Village, Chorley, PR7 7EH

Immaculate and one of the largest, first floor, 2 bedroom retirement apartments with a beautiful SW outlook to enjoy the evening sunset. This lovely apartment has been beautifully maintained and offers real luxury living in this secure development for over 55s. With 2 great size bedroom, both with f...

Asking Price Of £175,000

EPC Rating '84'





Property Description

Immaculate and one of the largest, first floor, 2 bedroom retirement apartments with a beautiful SW outlook to enjoy the evening sunset. This lovely apartment has been beautifully maintained and offers real luxury living in this secure development for over 55s. With 2 great size bedroom, both with fitted wardrobes, high spec wet room and large open plan living 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.

OUTSIDE FRONT/COMMUNAL ENTRANCE

Set in lovely landscaped gardens and serviced entrance area with reception desk, 24 hour security and secure intercom linked entrance doors, providing access to the communal areas with staircases and lifts to all floors.



ENTRANCE HALLWAY

Solid wood door leading to internal hallway with storage cloakroom/cupboard, decorative coving, doors leading to both bedrooms, the wet room and lounge/kitchen.

LOUNGE/DINING/KITCHEN

19' 8" x 19' 4" (6m x 5.9m) Much larger than average L-shaped bright and airy open plan room with lovely outlook. Lounge/dining area with double glazed window to lovely open, west facing outlook. Central heating radiator and decorative coving to the ceiling. Open plan leading to the kitchen area fitted with an extensive range of modern wall and base units in light wood with contrasting worktops. 1½ bowl single drainer sink unit with mixer tap. four ring hob with extractor over, oven and grill. Integrated fridge and freezer, integrated washer/dryer and decorative coving to the ceiling.

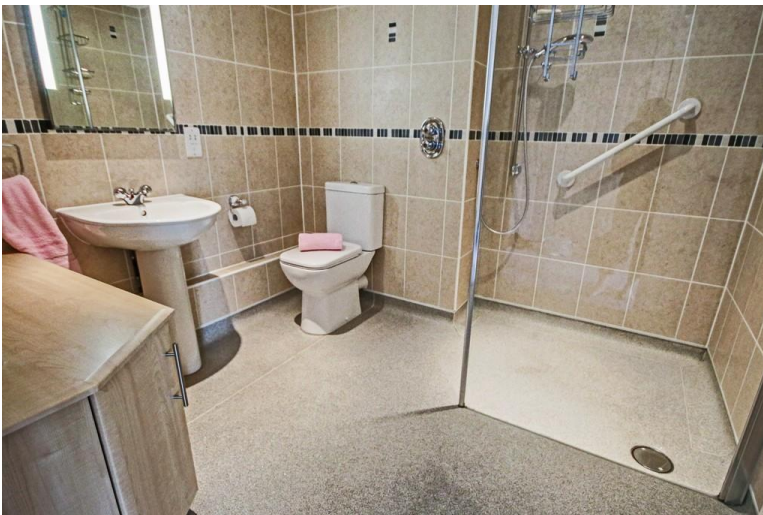


MASTER BEDROOM

13' 1" x 11' 1" (4.01m x 3.4m) Great size master bedroom with a double glazed window overlooking the hillside to the rear, Fully fitted wardrobes and drawers to both walls, radiator and ceiling light point.

BEDROOM TWO

11' 1" x 7' 4" (3.4m x 2.24m) Double glazed patio doors with Juliet balcony overlooking the rear, fully fitted wardrobe, radiator and ceiling light point.



WET ROOM

7' 10" x 8' 2" (2.4m x 2.5m) Luxury wet room fitted with a three piece suite comprising walk-in wet area with shower over and a glazed shower screen, wash hand basin and a low flush WC. non slip vinyl flooring, fully tiled walls, heated towel rail and electric shaver point. Fitted mirror with inset lighting, further inset spotlighting to the ceiling and an extractor fan.

PARKING AND GARDENS

The property is situated within an exclusive gated development that can only be accessed on request, offering heightened privacy and security. A large communal car parking area offers extensive secure parking for both residents and visitors. There are fabulous well-proportioned communal garden areas that are well maintained, being landscaped to a high specification, having various seating areas to enjoy the best of the location. There is even a bowling green for residents' usage only. Adjacent to the development a country park area is being created with a variety of walks, offering yet more fantastic outside space right on the door step.



FACILITIES/LOCATION

The on-site facilities include a residents' lounge and



subsidised bistro with bar, library, gymnasium, health centre with therapy room, hair salon and a small shop for essentials. Outside of the development, Buckshaw Village itself offers a wide range of amenities including shops, medical centre, school, church, community centre, pubs and restaurants as well as the Buckshaw Parkway railway station and easy access to major transport links to the nearby towns of Chorley, Leyland, Preston, Bolton, Blackburn and beyond.

SERVICE CHARGES

For each apartment there is a per quarter service and maintenance charge which includes window cleaning, buildings insurance, 24 hour reception, building and garden maintenance. In addition to this, there is a small quarterly charge for ground rent. There is the opportunity to purchase further care packages and activities as necessary. The apartment benefits from economical utilities, internet and telephone charges as a result of a centralised purchasing agreement. Edit | Delete



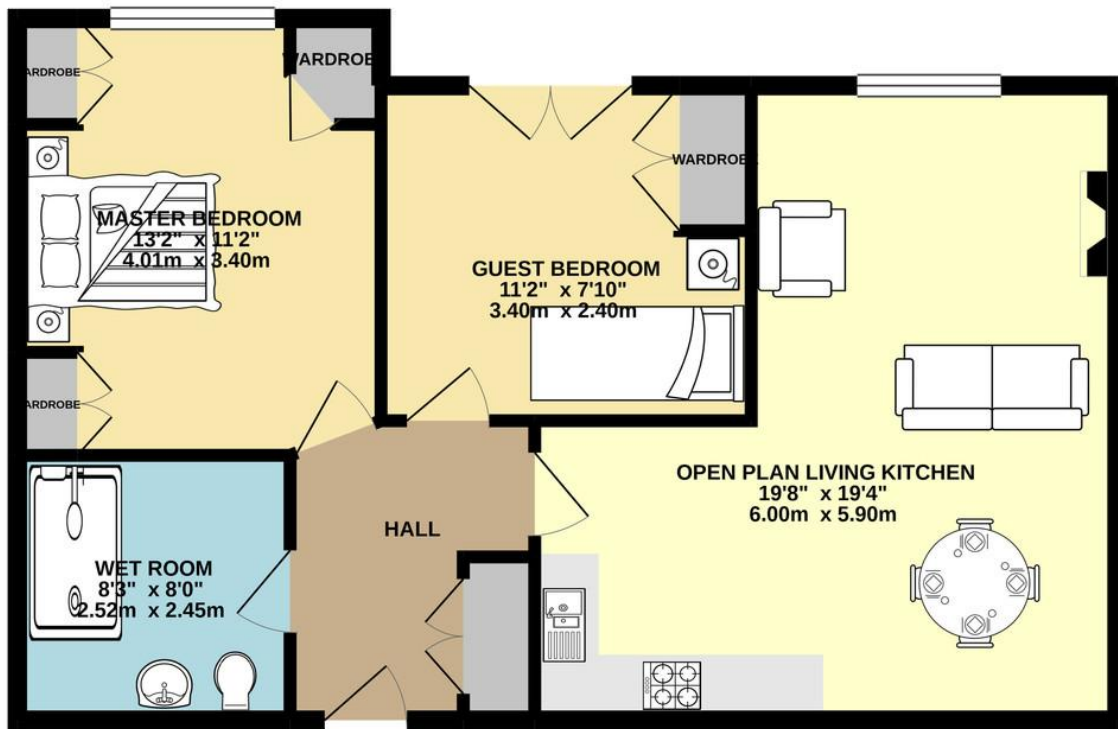
COUNCIL TAX

BAND C



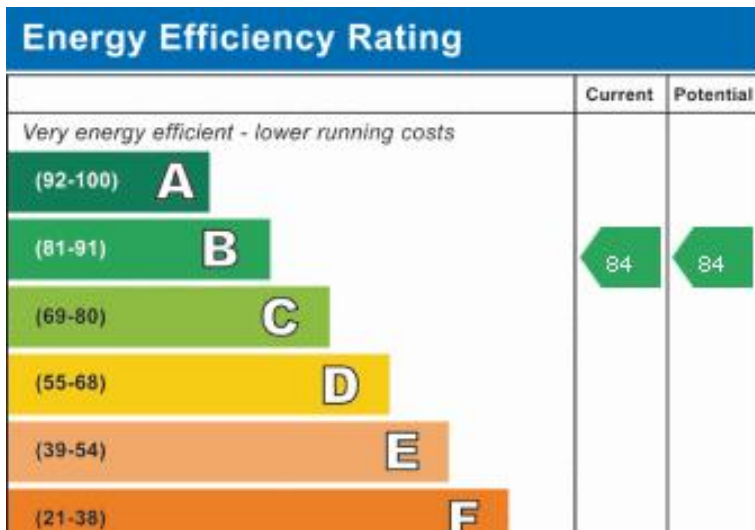


GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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