



redrose

28 Weavers Court

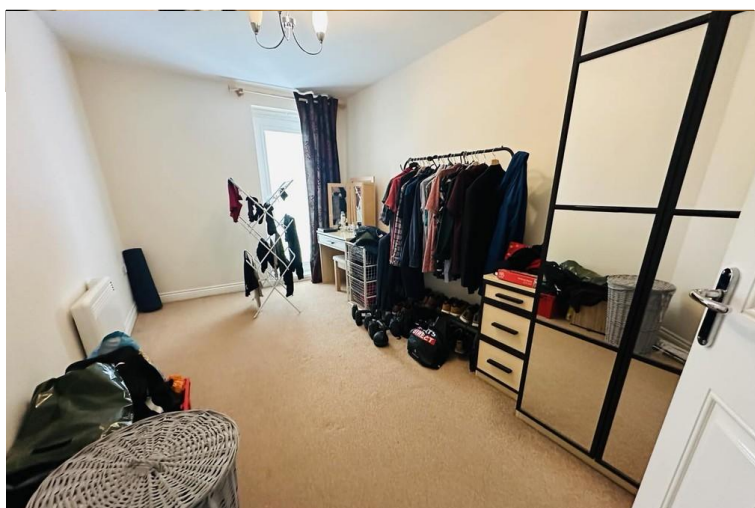
Buckshaw Village, Chorley, PR7 7AS

Lovely Two bedroom apartment overlooking beautifully landscaped gardens with open plan living, 2 great size bedrooms and bathroom. Would make an ideal investment property or a perfect first time buy. allocated and visitor parking to the rear. NO CHAIN

Asking Price Of £95,000

EPC Rating '79'





Property Description

OPEN PLAN LOUNGE & KITCHEN

12' 7" x 12' 7" (3.86m x 3.84m) French doors leading to a Juliet balcony overlooking the communal gardens. Electric wall heaters and ceiling lights. The fitted kitchen has a range of floor and wall mounted units with coordinating work surfaces over, integrated appliances include an electric oven and hob, fridge and freezer, plumbing for automatic washing machine.

BATHROOM

2.24m x 1.73m (7'4 x 5'8) White suite comprising of a panel bath with shower over, low level W.C, hand wash basin, heated towel rail.

BEDROOM ONE

13' 3" x 8' 3" (4.04m x 2.54m) Double glazed window to rear, built in cupboard, electric wall heater and ceiling light.

BEDROOM TWO

11' 3" x 6' 7" (3.45m x 2.03m) Double glazed window to



rear, ceiling light & electric wall heater.

OUTSIDE

Communal gardens and allocated parking space.

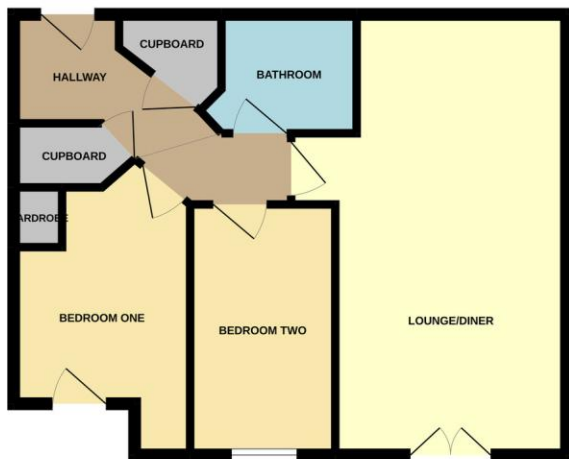
Lease term 155 years

Council Tax Band A

GROUND RENT £160 PA

SERVICE CHARGE £1276PA

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		

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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