



## 1 bed apartment to buy in BB1

Roe Lee Park, Roe Lee, Blackburn,  
Lancashire, BB1 9RZ

**£89,950** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ IMMACULATE ONE BEDROOM FIRST FLOOR APARTMENT
- ✓ SEPARATE BATHROOM
- ✓ DOUBLE GLAZING & GAS CENTRAL HEATING
- ✓ OPPOSITE ROE LEE PARK
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

A beautiful one bedroom first floor apartment for sale in the popular Roe Lee Park, Roe Lee, Blackburn. This would suit first time buyers, a single person or a couple.

The accommodation briefly comprises of: Entrance, through lounge and dining area, kitchen, landing, bathroom and the bedroom is on the second floor.

Externally there is a large garden to the rear.

This property is close to local shops and amenities, Roe Lee School and Roe Lee Park.

Ground Floor:

Entrance

Dimensions: 1.0m x 1.0m

The entrance comprises of: uPVC double glazed external door, ceiling light, double radiator, stairs to the first floor and carpet to the floor.

First Floor

Through Lounge & Dining Area

Dimensions: 7.5m x 3.7m

This comprises of: uPVC double glazed windows x 2, internal wooden door, ceiling lights x 2, double radiators x 2, TV/Phone point, stairs to the second floor, coving, carpet to the floor.

Kitchen

Dimensions: 2.6m x 2.4m

The kitchen comprises of: uPVC double glazed window, fully fitted wall & base units, gas hob & electric oven, round stainless steel sink with drainer and mixer tap, double radiator, plumbed for washing machine, ceiling light, laminate effect lino to the floor.

Landing

Dimensions: 2.6m x 2.0m

The landing comprises of: uPVC double glazed window, ceiling light, double radiator, carpet to the floor.

Bathroom

Dimensions: 2.0m x 1.6m

The bathroom comprises of: Hand wash basin, bath with overhead shower, chrome towel radiator, fully tiled to the walls, laminate effect lino to the floor.

Separate W.C

Dimensions: 2.0m x 1.0m

This room comprises of: uPVC double glazed window, W.C, ceiling light, part tiled to the walls and laminate effect lino to the floor.

Second Floor

Bedroom

Dimensions: 4.3m x 3.3m

The bedroom comprises of: Velux window, ceiling light, double radiator, carpet to the floor.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 87

Annual Ground Rent Amount: £10.00

Price: Starting Bid £89,950

Property Type: Apartment

Parking: On Street

Year built: 1961

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Roe Lee Park, Roe Lee, Blackburn, Lancashire, BB1 9RZ

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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