



46 Castlerigg Drive, Burnley, Lancashire
BB12 8AU



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! We are delighted to offer for sale the rare chance to purchase a ground floor apartment in this popular complex, just off Castlerigg Drive. The well presented accommodation comprises of: an open plan living space, with eye catching modern kitchen, and a three piece bathroom suite just off. The property enjoys the use of a communal parking area and is ideally located for both Burnley, and Padiham town centres. Ideal for anyone looking to downsize. Suitable for buy to let investment. EPC - E. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Ideal for anyone looking to downsize
- Suitable for buy to let investment
- Open plan living accommodation
- Modern fitted kitchen
- Three piece bathroom suite
- Electric heating
- Double glazed throughout
- EPC - E
- Council Tax - Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor Apartment

Sitting Room/Bedroom

Open plan with:

Kitchen

Bathroom

A fully fitted three piece bathroom suite

Further Information

Further Information

The property is on a leasehold title, with the residue of a 100 year lease remaining.

There is approx. 75 years left to run.

There are various charges that comes with the property:

Service charge -

£33 inspection survey

£10 a year car parking

£42 landlord fee

£67 communal electric

£285 contribution to buildings ins

The property is located in an area considered to be low risk for surface water flooding.

Mobile and broadband connectivity is offered by a number of companies, and ultrafast is available.

EPC - E

Council Tax - Band A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		49	76
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	