

APARTMENT 18 DERWENT HOUSE, COLNE BB8 9PN

Offers around

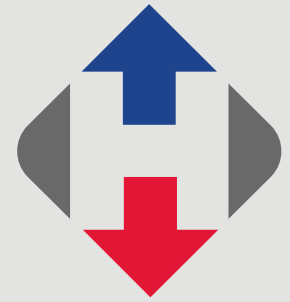
£260,000

No onward chain



- Outstanding imposing apartment
- Immaculately finished to high standard
- Fantastic open lounge dining room
- Open modern kitchen with appliances
- 2 dble bedrooms, en-suite & bathroom
- Secure parking with store; utility & hall
- Prestigious development with outlooks
- Beautiful shared gardens & patios

This is an exceptional opportunity to purchase a superior contemporary apartment situated in this prestigious upmarket development. The property is located on the first floor of this imposing building which was a former Edwardian Grammar school and has been sympathetically restored to now offer significant well-appointed accommodation providing high quality fitments and finished to a fabulous high standard throughout. It briefly comprises; generous entrance hallway, lounge with dining area open to a fitted kitchen with integrated Neff appliances, two double bedrooms with the luxurious master boasting fitted wardrobes and an en-suite shower room, a 3-piece white bathroom and utility room. Externally, Derwent House is set in its own private grounds with electrically operated gates leading to a private parking area with adjoining fields to the front and excellent aspects to the rear across towards Pendle Hill. There are well-tended surrounding communal gardens and additionally, there is secure allocated underground parking with a useful storeroom. Internal viewing is essential to fully appreciate all that this delightful home has to offer.



LOCATION: From our Barrowford office travel along Gisburn Road in the direction of Higherford, turning right into Colne Road and passing the Pendle Heritage Centre on your right. Follow the road along passing over the canal and on bearing right take the next turning on the right into Grenfell Gardens and Derwent House is located immediately in front of you.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: Spacious area with wooden door leading off from communal hallway, recessed ceiling spotlighting, 3 separate large built-in storage cupboards.

OPEN PLAN LOUNGE/DINING ROOM: 7.7m x 3.6m (25'2" x 11'9"); with television point, telephone point, part recessed ceiling spotlighting, superb elevated aspects over adjoining fields, open to:-

BREAKFAST KITCHEN: 3.6m x 3.4m (11'8" x 11'0"); with a stunning luxurious range of contemporary fitted wall and base units with complementary granite working surfaces and splashback, under unit lighting, stainless steel single sink unit with integral granite drainer and chrome mixer tap, an array of Neff integrated appliances incorporating fridge freezer, dishwasher, combination microwave, stainless

steel electric oven and grill, 4-ring Neff induction hob and co-ordinating extractor filter canopy over, porcelain tiled flooring, recessed ceiling spotlights, open breakfast area.

BEDROOM ONE (front): 7.1m x 3.6m (21'3" max, 15'3" min x 11'9" max, 3'1" min); with a luxurious range of contemporary fitted furniture including wardrobes with storage shelving and hanging space, dressing table with surface surround and built-in drawer unit and bedside cabinets, elevated views over neighbouring fields and countryside.

EN-SUITE SHOWER ROOM: 2.2m x 1.7m (7'2" x 5'6"); contemporary 3-pce white suite comprising large corner shower enclosure with thermostatically controlled shower, pedestal wash basin with chrome mixer tap, concealed low suite WC with push button flush, shaver point, chrome ladder style radiator, tiled walls, recessed spotlighting, extractor fan, tiled flooring with under floor heating.

BEDROOM TWO (rear): 3.7m x 3.0m (12'2" x 9'11"); with excellent distant views towards Pendle Hill and outlooks over communal patio garden.





BATHROOM: 2.3m x 2.2m (7'6" x 7'2"); modern 3-pce white suite comprising pedestal wash basin with mixer tap, concealed low suite WC with push button flush, panelled bath thermostatically controlled shower over and mixer tap, large inset wall mirror, chrome ladder style radiator, tiled walls, recessed spotlighting, shaver point, extractor fan, tiled flooring with under floor heating.

UTILITY ROOM: 2.2m x 1.5m (7'2" x 4'10"); situated off hallway with laminate surface surround, plumbing for washing machine, space for dryer, porcelain tiled flooring, also housing central heating and hot water boiler.

OUTSIDE: The property is approached through electrically operated gates and leads to a private parking area. There are lawned gardens to the front of the building and to the rear are pleasant landscaped gardens and patios with seating areas and block paved pathways with planted borders. The property has the additional benefit of secure underground allocated parking and a useful private store.

HEATING: Electric fired hot water central heating and underfloor heating complemented by sealed unit double glazed windows in PVC frames.

SERVICES: Mains water, electricity and drainage are connected.

COUNCIL TAX BAND: T.B.C.

SERVICE CHARGE: £1560.00 per annum.

TENURE: Leasehold, ground rent £50.00 per year.

EPC: The energy efficiency rating for this property is D.

VIEWING: By appointment with our office.

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