



Chapel Walk, Burnley | BB12 8JF – Offers in Excess of £35,000



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INTRODUCTION

CHAIN FREE | TWO BEDROOMS | APPROX. 397 SQ FT | OVER 55'S COMPLEX | WITHIN WALKING DISTANCE TO THE TOWN CENTRE | A very well maintained two bedroom apartment situated within an over 55's complex that is within walking distance to the Town Centre. For sale is a 70% share of the property with the remaining 30% belonging to Accent Housing Group. Other information... Parking arrangements: Allocated Vendors position: Chain free Council Tax Band: A Boiler Age: 10 years Tenure: Leasehold: Loft: Boarded Length of Ownership: 34 years

✓ Chain Free

✓ Two Bedrooms

✓ Over 55's Complex

✓ Shared Ownership

✓

✓



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ACCOMMODATION

Entrance Hallway

uPvc entrance door providing access to the staircase which has carpet flooring, wooden hand rail and lighting.

Landing

Carpet flooring, lighting, power points, access to loft, built in storage, central heated radiator, telephone security door system.

Lounge 10' 0" x 9' 6" (3.05m x 2.89m)

uPvc double glazed windows, central heated radiator, carpet flooring, lighting, power points, TV points, electric fire.

Kitchen/Dining Room 7' 4" x 10' 3" (2.23m x 3.12m)

Fitted kitchen units with integrated cupboards, drawers and shelves, laminate work surfaces, stainless steel sink basin, space and housing for various kitchen appliances, tiled splashbacks to the kitchen units, uPvc double glazed windows, carpet flooring, central heated radiator, lighting, power points.

First Bedroom 9' 7" x 9' 6" (2.92m x 2.89m)

uPvc double glazed window, central heated radiator, carpet flooring, lighting, power points, built in wardrobes.

Second Bedroom 5' 7" x 7' 4" (1.70m x 2.23m)

Built in storage, uPvc double glazed window, central heated radiator, carpet flooring, lighting, power points.

Bathroom 6' 4" x 7' 4" (1.93m x 2.23m)

Three piece comprising of bathtub with direct feed shower, pedestal sink basin and low level WC, central heated radiator, carpet flooring, lighting, frosted uPvc double glazed window, partially tiled walls.

External

Communal gardens and allocated parking.



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Scott Hansekowitsch

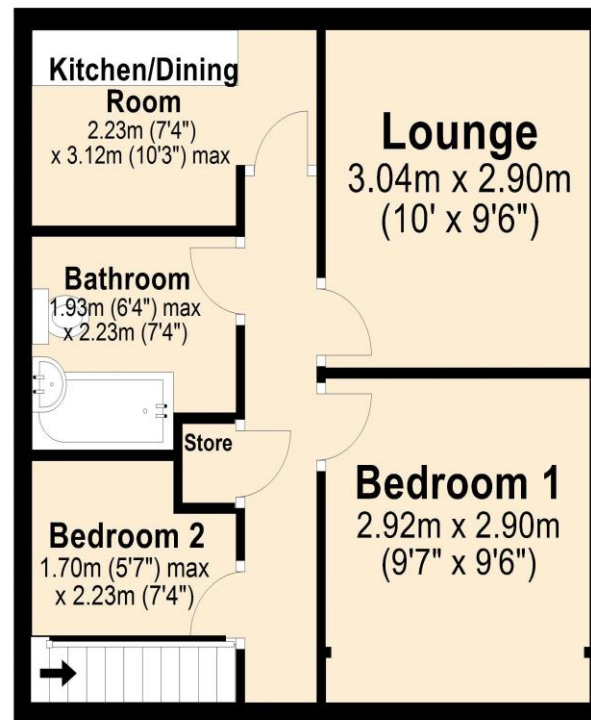
Sales Negotiator

Council Tax Band: A
Tenure: Leasehold

Energy Performance Certificate			HM Government	
20, The Mews, Chapel Walk, BURNLEY, BB12 8JF			Reference number: 0062-2870-7381-8821-8208	
Building type: Two-Four Bed	Date of assessment: 20 November 2019	Type of assessment: EPCAP existing dwelling	Total floor area: 47 m ²	
Date of certificate: 20 November 2019	Use this document for:		To compare current ratings of properties to see which properties are more energy efficient	
To find out how you can save energy and money by installing recommended measures			Estimated energy costs of dwelling for 3 years: £ 1,407	
Over 3 years you could save:			£ 105	
Estimated energy costs of the home			Potential future savings	
Lighting	Current costs: £ 248 over 3 years	Potential costs: £ 123 over 3 years		
Heating	£ 985 over 3 years	£ 1,008 over 3 years		
Hot Water	£ 231 over 3 years	£ 231 over 3 years		
Totals: £ 1,467		£ 1,362		
These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years. To find out how to save, see the Energy Guide on page 6. To make the most of your home, see the Energy Guide on page 6.				
Energy Efficiency Rating				
Current rating: E			Potential rating: C	
				
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.				
The potential rating shows the effect of undertaking the recommendations on page 6.				
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).				
The EPC rating system is based on energy use and the energy efficiency of the building. The rating is based on the energy use and the energy efficiency of the building.				
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Top actions you can take to save money and make your home more efficient				
Recommended measures			Indicative cost	Typical savings over 3 years
1. Low energy lighting for all fixed install			£ 500	£ 100
2. The space and water heating system can take to reduce your energy bills. See the Energy Guide on page 6 for more information.			£ 1,000	£ 100

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Ground Floor



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