



## Oakbridge Drive, Buckshaw Village, Chorley

Offers Over £94,995

Ben Rose Estate Agents are pleased to present to market a unique opportunity to acquire this one bedroom, ground floor apartment within this exclusive over 55's residency. This modern, self-contained apartment resides in a popular area and features in-house amenities such as a bar/bistro, hairdressers, local shop and gym. The property is situated only a short drive into Chorley, Leyland and Preston town centres with fantastic travel links via nearby bus routes and the M6 and M61 motorways. Supermarkets, cafes, and health centre are all within walking distance as is the local railway station providing links between Manchester and Blackpool.

Internally, the property briefly comprises of a welcoming entrance hall that gives access to all rooms as well as a storage cupboard. From here, you'll find the spacious open-plan lounge/kitchen sufficient in size to accompany a three piece sofa set, complete with double doors leading out onto the patio. The kitchen lies adjacent to the lounge and features a hob/oven and fridge/freezer as well as ample wall and base units. Heading back through the hall, you'll find the spacious double bedroom, with a large front facing window allowing for ample light to enter the space. You'll also find the three piece shower/wet-room with walk-in shower and slip resistant flooring.

For security and peace of mind there is also a 24 hour emergency call system with responders on-site.

Externally, the grounds feature beautiful communal garden areas as well as a bowling green and furnished patios. You'll also find ample private parking for the village upon entering, including designated disabled bays.

Purchasing a way of life and vibrant community along with your property, we recommend viewing at earliest convenience to avoid any potential disappointment.

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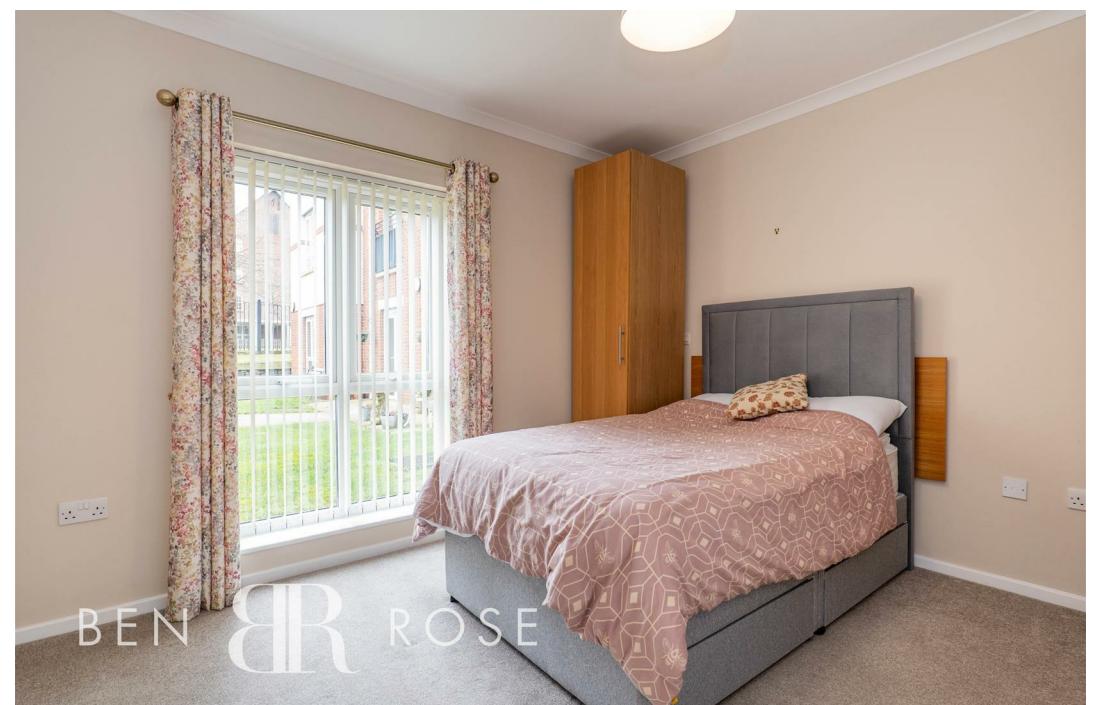




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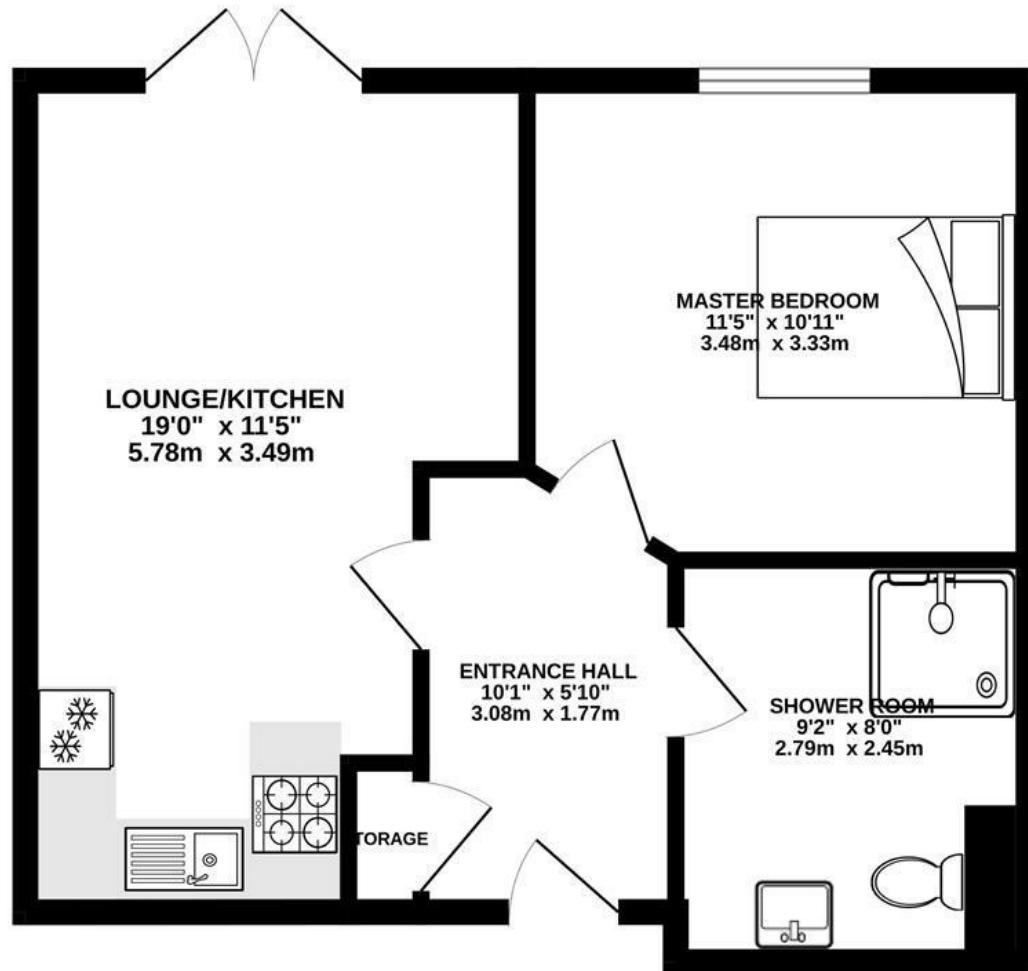






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GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 439 sq.ft. (40.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

