



## The Court, Oakbridge Drive, Buckshaw Village

Offers Over £174,995

Ben Rose Estate Agents are pleased to present to market this unique opportunity to acquire a well-presented two bedroom, ground floor apartment, within this exclusive over 55's residency, situated within the highly regarded Buckshaw Retirement Village. Designed to offer comfortable and secure living for residents, this exclusive development benefits from a range of on-site amenities including a bar and bistro, hairdressers, local convenience shop and a fully equipped gym. Ideally located, the village is just a short drive from Chorley town centre, with a selection of supermarkets positioned directly opposite and within easy walking distance. Excellent transport links are also nearby, with regular bus routes and convenient access to the M6 and M61 motorways.

Internally, the apartment is accessed via a welcoming entrance hall which provides access to all rooms and sets the tone for the well-proportioned accommodation throughout. The spacious lounge forms the heart of the home and is laid out in an open-plan design with the kitchen, creating a bright and sociable living space ideal for both everyday living and entertaining. The kitchen is well appointed with an integrated oven, microwave, washer/dryer and fridge, along with an ample range of fitted units and worktop space, and can comfortably accommodate a dining table.

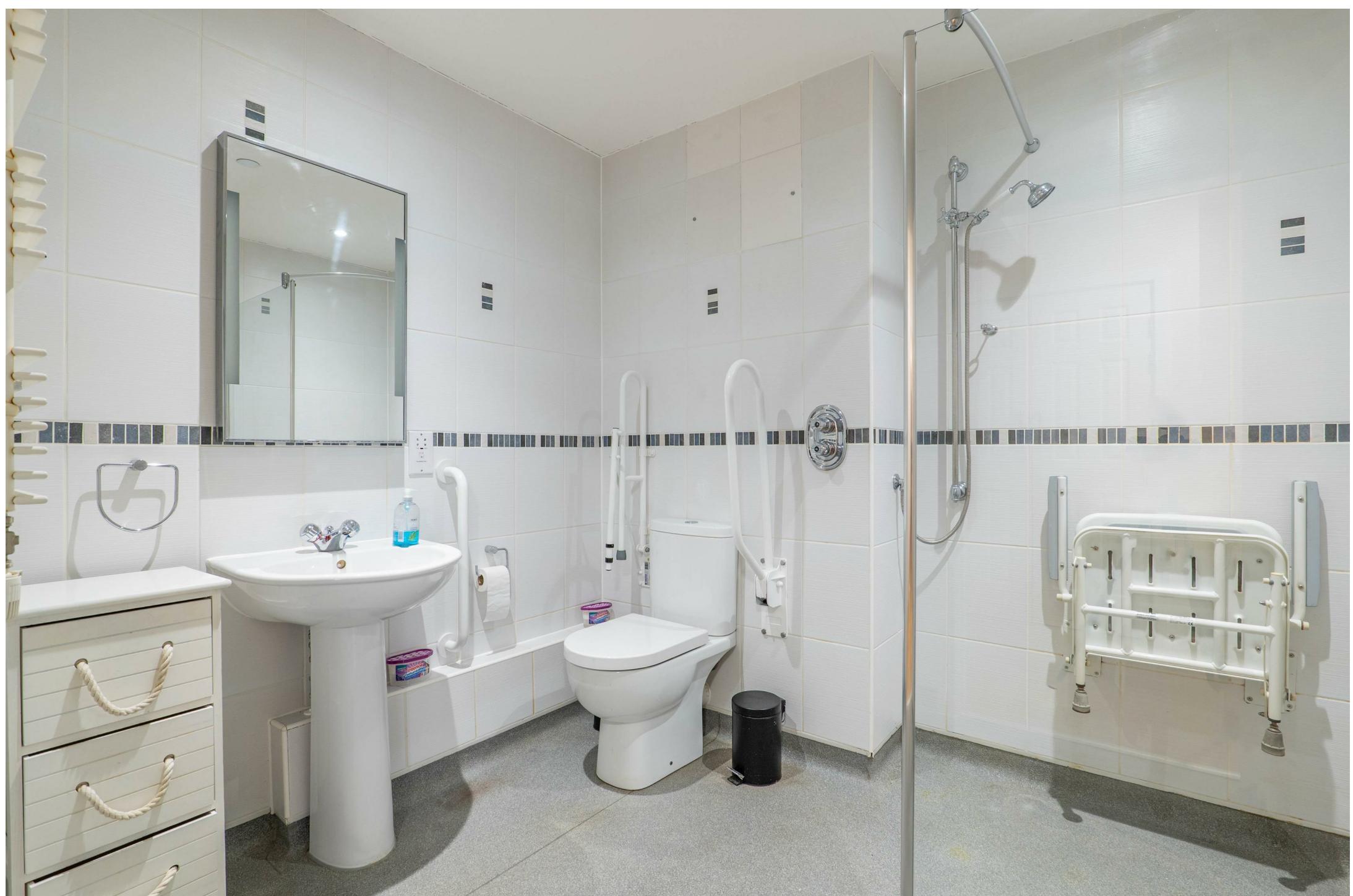
Returning through the hallway, you will find the generous master bedroom and a second bedroom, which would lend itself well as a guest room or hobby space. Completing the internal accommodation is a three-piece shower room, finished in a wet-room style and featuring a walk-in shower designed with ease of access in mind.

Externally, residents can enjoy beautifully maintained communal grounds, including landscaped garden areas and a bowling green, providing pleasant outdoor spaces to relax and socialise. Ample parking is available within the village upon arrival, further enhancing the convenience of this attractive retirement apartment.







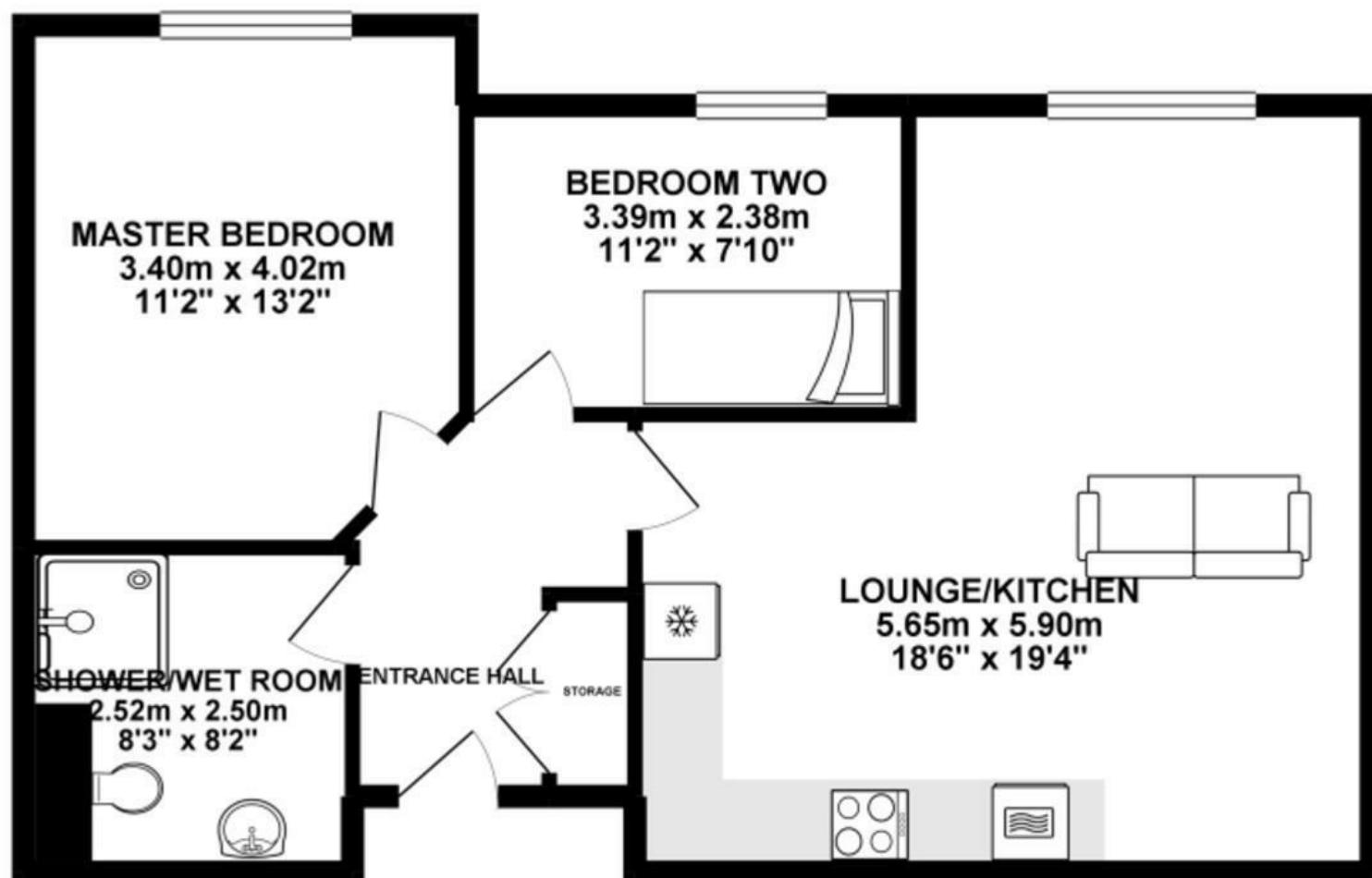






# BEN ROSE

GROUND FLOOR 61.85 sq. m.  
( 665.73 sq. ft. )



TOTAL FLOOR AREA : 61.85 sq. m. ( 665.73 sq. ft. ) 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.  
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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	

