



****VIRTUAL VIEWING AVAILABLE****

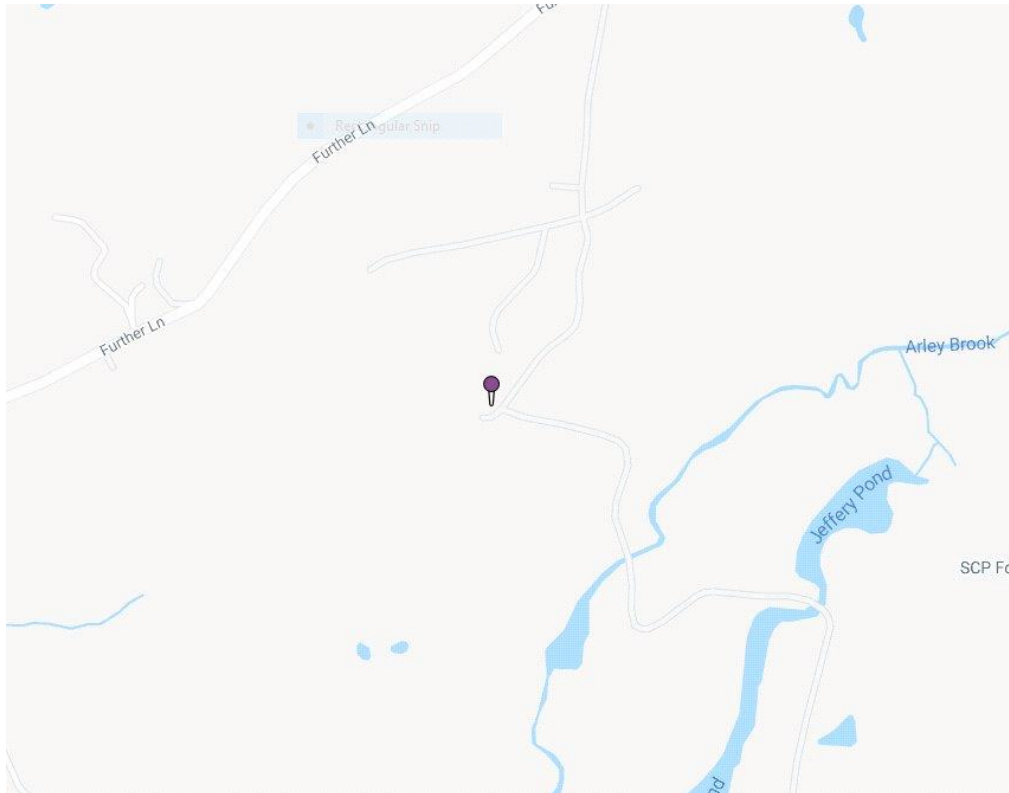
STUNNING location this prestigious and unique 2 bedroom apartment within the Ribble Valley, ideal for a luxury lifestyle, the property is secluded and secure. Both bedrooms have an En-Suite bathroom , One Large Reception Room , The kitchen has the added benefit of built-in 'Miele' appliances and marble effect worktops. Externally well manicured gardens, Gated entrance and views to die for !!

EPC - D Council Tax - G

Woodfold Hall, Woodfold Park, BB2

To view this property call 01254662223

We are available 8:30 am – 8:30 pm weekdays and 10:00 am – 4:00 pm at weekends



Winner 2014, 2015 & 2016

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

We recommend you seek information from the following websites before committing to a purchase

- | | |
|-------------------------------------|---|
| Map Quest | http://www.mapquest.co.uk |
| Local Council | http://www.gov.uk/find-your-local-council |
| Council Tax Enquires | http://www.voa.gov.uk |
| Department for Education and Skills | http://www.education.gov.uk |
| Local School Information | http://www.schoolsnet.com |
| Coal Mining Reports | http://www.coal.decc.gov.uk |
| Flood Check | http://www.homecheckflood.co.uk/flood_risk.html |
| Environment agency | http://www.environment-agency.gov.uk |
| Broadband Speed | http://www.broadbandchecker.co.uk/broadband_speed_in_my_area.aspx |

This property is being dealt with by our office at: 82 King William Street, Blackburn, Lancashire, BB1 7DT

Mortimers for themselves and the vendor/lessors of this property give notice that these particulars have been prepared in good faith. They are intended for descriptive purpose only and do not constitute any part of an offer or contract. Room sizes quoted are approximate and should not be used for ordering carpet, curtains etc. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract, prior sale or withdrawal. Please note floor plans are for identification purposes only. Accuracy is not guaranteed. They are not to scale and should not be relied upon for any purchase.