



*49 Victoria Apartments  
Padiham  
Offers in The Region Of : £44,950*





## *57 Victoria Apartments, Padiham*

*A well-presented top floor studio apartment with secure access and parking, conveniently situated in the heart of Padiham, close to local amenities and transport links.*

*Briefly comprising, entrance hall, lounge/bedroom, kitchen, and bathroom. Externally the property benefits from a private car park.*



## ENTRANCE HALL

A wooden entrance door opens into the entrance hall, briefly comprises, carpeted flooring and ceiling light point.

## LOUNGE/BEDROOM

The spacious light filled lounge/bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, built in storage cupboard, electric storage heater, carpeted flooring, and ceiling light point.



## KITCHEN

The kitchen, briefly comprises, a range of white base and wall mounted kitchen units with complementary laminate work surfaces and ceramic tile splashbacks, white sink with chrome mixer tap, Integrated Cookworks oven, four ring electric hob, overhead extractor, space for an under-counter fridge, space and plumbing for a washing machine, built in storage cupboard housing the properties hot water tank, ceramic tile flooring, and ceiling light point.



## BATHROOM

The bathroom briefly comprises, panelled bath with chrome taps and Heatrae Sadia electric shower over, pedestal sink with chrome taps, low level WC, ceramic wall tiles, vinyl flooring, and ceiling light point.



## EXTERNAL

The private development provides secure access to the property, along with residents only parking.

## ADDITIONAL INFORMATION

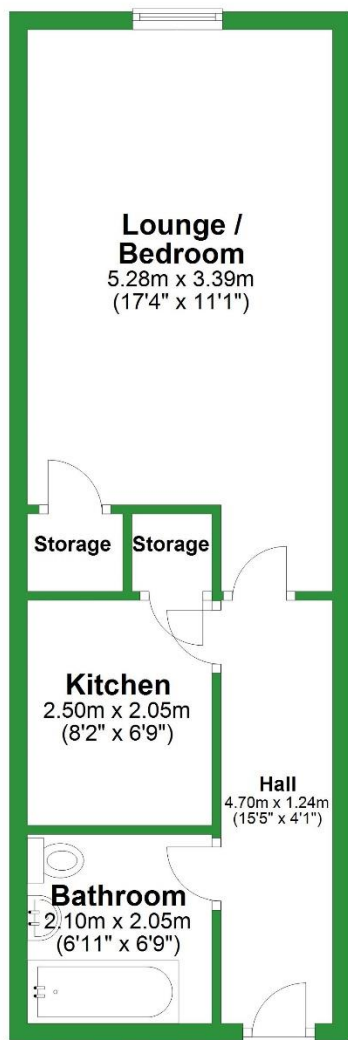
A monthly management charge of £87 per month applies for maintenance of the development and communal areas.

Resident parking permits are available for a small fee.



## Ground Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 37.4 sq. metres (402.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.



### VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

### OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

154 Whalley Road Read Burnley Lancashire BB12 7PN

[e info@pendlehillproperties.co.uk](mailto:info@pendlehillproperties.co.uk) [callum@pendlehillproperties.co.uk](mailto:callum@pendlehillproperties.co.uk)

[w pendlehillproperties.co.uk](http://www.pendlehillproperties.co.uk)



@PendleHillProps



Find us on Facebook

