



# 1 Wilton Court Wilton Close, Blackburn

£89,950 Leasehold

WELCOME TO THIS TWO BEDROOM GROUND FLOOR APARTMENT IN BEARDWOOD. Offered to the market with no onward chain, this well-presented two-bedroom ground floor apartment is set within a quiet residential development and benefits from an allocated parking space.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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The accommodation is accessed via a welcoming entrance hallway leading through to a spacious reception room, which comfortably accommodates both lounge furniture and a dining table, making it ideal for everyday living and entertaining. The **separate kitchen** is compact yet functional, offering practical workspace and storage.

There are two well-proportioned double bedrooms, providing flexible accommodation for homeowners or tenants alike. The property is completed by a four-piece family bathroom, offering a bath, separate shower, wash basin and WC.

The apartment has recently been redecorated throughout, giving it a fresh and neutral finish ready for immediate occupation.

Conveniently located close to places of worship, local amenities and excellent motorway links, the property is ideally positioned for commuters and those seeking easy access to surrounding areas. This apartment would make an ideal first-time purchase, downsizing opportunity or investment, with an estimated rental income of £600.00 pcm.



**Hallway**

Carpet flooring, double glazed uPVC window, x cupboards, storage heater.

**Bathroom**

Vinyl flooring, four piece in white comprising mains fed shower enclosure, bath tub, wc and basin, tiled splash backs, electric heater.

**Lounge**

Carpet flooring, x2 double glazed uPVC windows, storage heater x2.

**Kitchen**

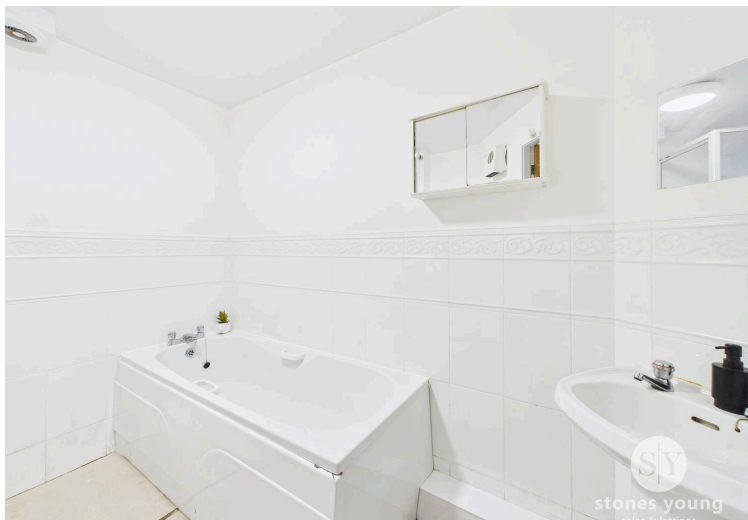
Vinyl flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, sink and drainer, electric oven and hob, extractor fan, space for fridge and washing machine, double glazed uPVC window.

**Bedroom One**

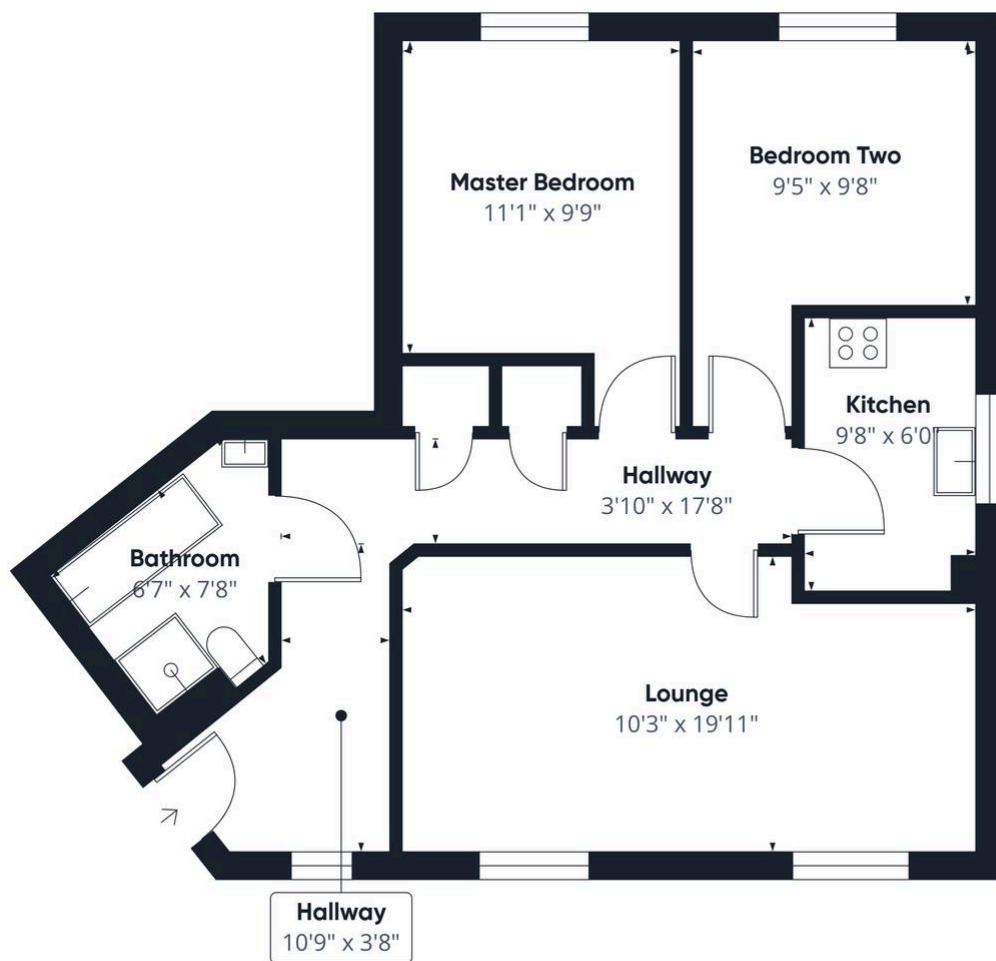
Double bedroom with carpet flooring, double glazed uPVC window, electric heater.

**Bedroom Two**

Double bedroom with carpet flooring, double glazed uPVC window, electric heater.







Approximate total area<sup>(1)</sup>  
661 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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