



Buchanan Court, Chorley, PR7

£91,995

Offers Over

Tenure: Leasehold, **Bedrooms:** 3

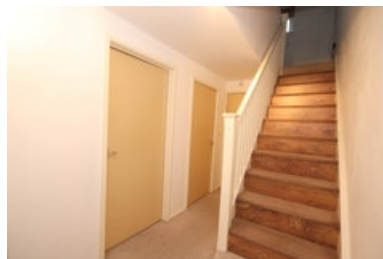
..... MAISONETTE APARTMENT IN SOUGHT AFTER DEVELOPMENT IN BUCKSHAW VILLAGE Housesimple are pleased to present to the market this unusual delightful three bedroom maisonette apartment situated over two floors.

Key features:

- Maisonette
- 2 floors
- Buckshaw Village
- Dedicated Parking Space
- First floor apartment
- Full UPVC
- GCH
- Feature Open Plan Lounge with apex ceiling
- Contemporary style
- Three Bedrooms

Extra info:

- **Property Age:** 13 years
- **Council Tax:** Band A (£1156.10 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** 118 years remaining
Ground Rent: £135.00 per-annum
Maintenance: £246.36 per-month
Maintenance Company: Hmg



..... MAISONETTE APARTMENT IN SOUGHT AFTER DEVELOPMENT IN BUCKSHAW VILLAGE

Housesimple are pleased to present to the market this unusual three bedroom maisonette apartment situated over two floors. This property is in a quiet close in the sought after Buckshaw Village and would make an ideal home for a first time buyer or for a professional.

An external staircase leads to the main entrance, upon entering the apartment to the right is the staircase to the first floor with feature storage under the staircase, off the hall is the two good size double bedrooms, there is a modern bathroom with white fittings and tiling.

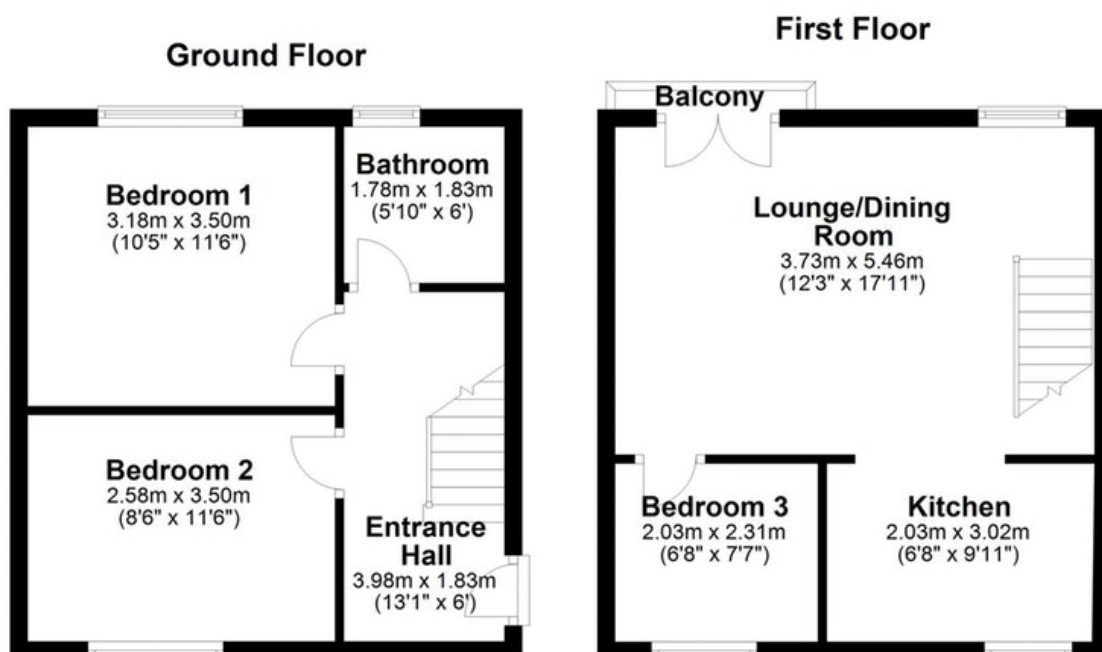
The stairs to the first floor lead in to the open plan lounge/dining room which has feature apex ceiling, there is a balcony with French doors and a feature fireplace. Open access to the kitchen which has been fully fitted with modern white high gloss wall and base units with integrated appliances. From the lounge there is access to a third single bedroom/study.

There is a dedicated car parking space with the property.

Amenities are within walking distance and schools are nearby, there are excellent transport and road links, the motorway network is a few minutes away.

This is a modern contemporary apartment situated in a very sought after area, we thoroughly recommend early viewing to fully appreciate what this property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

27, Buchanan Court, Buckshaw Village, CHORLEY, PR7 7AZ

Dwelling type: Top-floor maisonette	Reference number: 0249-2842-6197-9601-9555
Date of assessment: 02 January 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 January 2019	Total floor area: 64 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:	£ 1,410
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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	Not applicable
Heating	£ 891 over 3 years	£ 891 over 3 years	
Hot Water	£ 339 over 3 years	£ 339 over 3 years	
Totals	£ 1,410	£ 1,410	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #9acd32; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #f0e68c; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffdab9; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ffcc99; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #ff6347; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; border-right: 1px solid black; padding: 2px;">Current</th> <th style="padding: 2px;">Potential</th> </tr> <tr> <td style="border-right: 1px solid black; font-size: 1.5em; font-weight: bold;">75</td> <td style="font-size: 1.5em; font-weight: bold;">75</td> </tr> </table>	Current	Potential	75	75
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(1-20) G												
Current	Potential											
75	75											

The graph shows the current energy efficiency of your home.

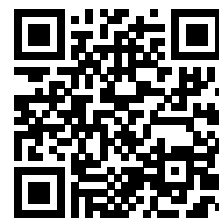
The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

MISREPRESENTATION ACT, 1967.

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