



## 1 bed apartment to buy in BB11

Manchester Road, Burnley, Lancashire,  
BB11 1ER

**£30,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ One Double Sized Bedroom
- ✓ Open Plan Lounge/Dining Kitchen
- ✓ Purpose Built Third Floor
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Electric

## Description

We are delighted to offer this one bedroom third floor apartment in the centre of Burnley

Third floor purpose built apartment. The accommodation comprises of: a hall, an open plan lounge/dining kitchen, one generously sized double bedroom and a modern bathroom suite.

This property is set in the heart of Burnley and would suit a Property Investor achieving a rental income of £450 pcm.

Situated in the centre of Burnley with an abundance of shops and amenities. The apartment is set within walking distance to the bus station and the town train station

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 120

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £1,365.00

Price: Starting Bid £30,000

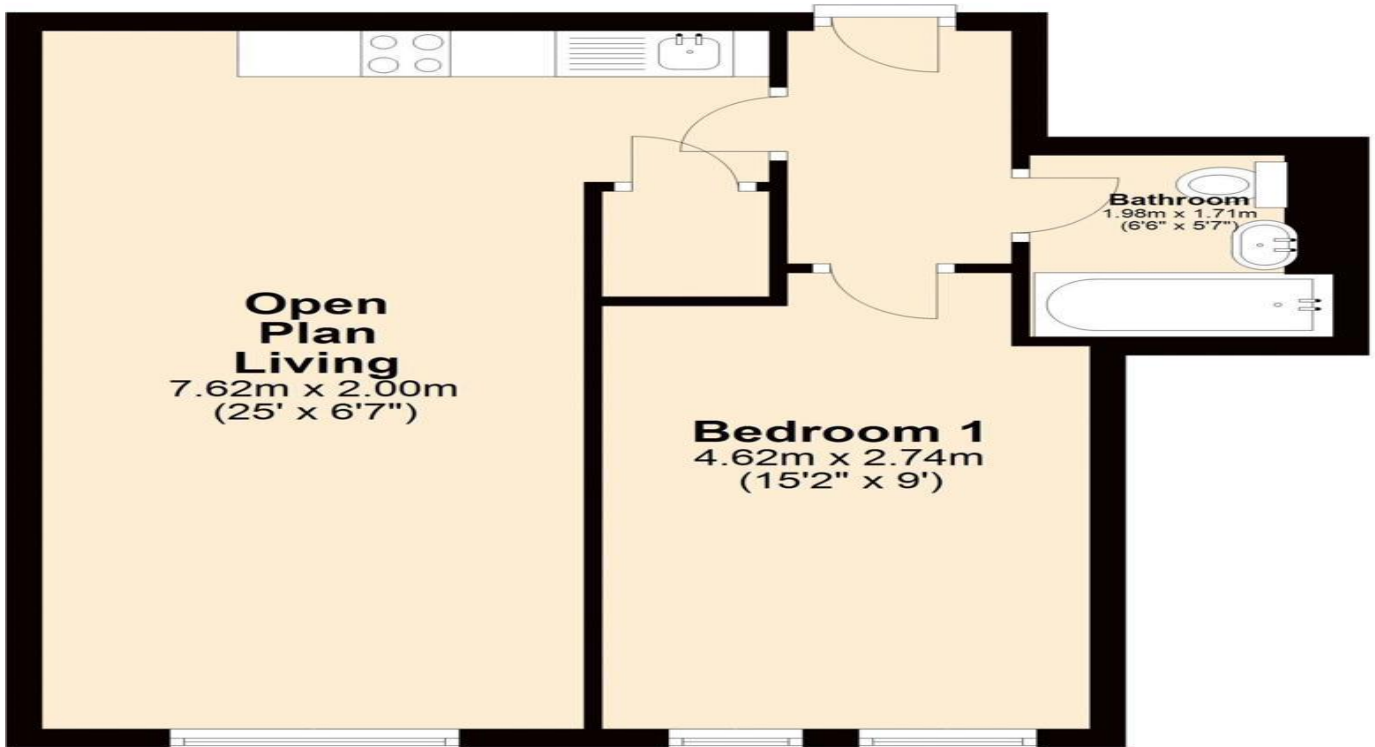
Property Type: Apartment

Parking: Allocated


Heating: Electric

## Ground Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 47.0 sq. metres (505.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Manchester Road, Burnley, Lancashire, BB11 1ER

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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