



22 Anglesey Avenue, Burnley, Lancashire  
BB12 6AY



## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! This one bedroom top floor apartment has been tastefully updated and is located just off the ever popular Sycamore Avenue. The well presented accommodation comprises of: one welcoming reception room, a modern fitted kitchen, one double bedroom and a modern three piece family bathroom suite. The property is Upvc double glazed and is warmed by gas central heated. EPC - TBC. Early viewing is considered a must!

## FEATURES

- Offered for sale with vacant possession
- Top floor apartment with impressive long distance views
- Having been tastefully updated
- One welcoming reception room
- Modern fitted kitchen
- One spacious double bedroom
- Modern three piece bathroom suite
- Upvc double glazed throughout
- Warmed by gas central heating
- EPC - TBC
- Early viewing is considered a must!

## ROOM DESCRIPTIONS

### Top Floor Apartment

#### Entrance Hallway

#### Sitting Room

3.94m x 3.33m (12' 11" x 10' 11")

#### Modern Fitted Kitchen

3.56m x 2.62m (11' 8" x 8' 7")

#### Bedroom One

3.56m x 3.64m (11' 8" x 11' 11")

#### Family Bathroom

### Outside

#### Communal Gardens

### Service Charge

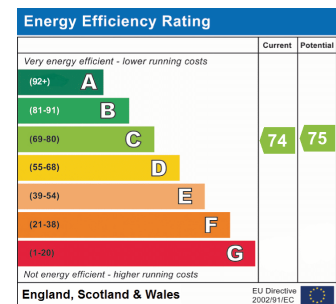
#### Service Charge

There is a service charge payable to the local housing association of £22 per month.

The council tax is Band A.

The property is located in an area considered low risk for surface water flooding.

Mobile and broadband services are provided by a number of companies and ultrafast is not available.



FLOORPLAN



## Anglesey Avenue Burnley

Total Area: 45.8 m<sup>2</sup> ... 493 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

