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Real

9 Victoria Apartments
Padiham
Burnley
BB12 8PX



For Sale

£50,000

- Mill Conversion
- Studio Flat
- Open-Plan
- Private Parking
- Close To Amenities

- Council Tax: A
- Modern Kitchen
- Spacious Bathroom
- Near To Transport Links
- Viewings Recommended

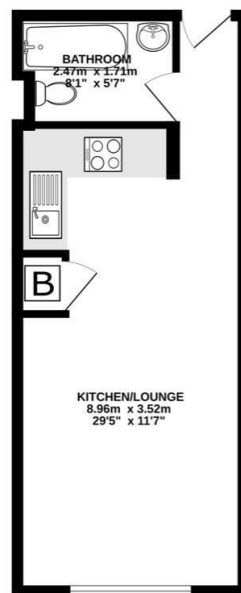


A ground-floor studio flat located in an iconic mill conversion in a popular residential area in Padiham. Within comfortable walking distance of the town center and all local amenities, including shops, cafes, and a sports center, and a five-minute drive to the M65 motorway network. Accessed through a secure, electronic main entrance and conveniently, for those that drive, is a private, communal car park to the front of the property.

The apartment briefly comprises an entrance lobby with a modern bathroom to the right, housing a white, three-piece suite comprising a low-level WC, wash basin with vanity unit, and paneled bath with overhead shower.

The main room is open-plan with a large window letting in plenty of natural light and a kitchen housing matching wall, base, and drawer units with contrasting work surfaces, black tile splashback, stainless steel sink, oven, and electric hob with overhead extractor fan.

GROUND FLOOR
31.4 sq.m. (338 sq.ft.) approx.



TOTAL FLOOR AREA: 31.4 sq.m. (338 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, rooms and any other items not appropriate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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