

Because life is

Petty  
Real™

Apt 4 Derwent House Grenfell Gardens  
Colne  
BB8 9PN



For Sale

Price £229,950

- Two Bedroom Apartment
- Open Plan Lounge, Dining & Kitchen
- Two Double Bedrooms
- Bathroom & En-Suite
- Gated Development

- Secure Underground Car Park
- Leasehold
- Fitted Wardrobes
- Set On Large Grounds
- Quiet Residential Area



Overlooked by the famous Pendle Hill, this former Edwardian Grammar School has been sympathetically restored to offer an elegant combination of time-honoured craftsmanship and modern design comprising just 23 luxurious spacious and well-appointed apartments. Great consideration has also been given to privacy and peace of mind. The location offers a security-gated, video entry system with secure underground parking. Each allocated car parking space has an individual and safe storage area.

With a ground floor position, the property briefly comprises an entrance hallway with a large cloak store, leading to a central hallway accessing all rooms. The master bedroom is light and airy and has been recently renovated with new fitted wardrobes and benefits from an en-suite shower room with a modern three piece suite in white comprising a low level WC, pedestal wash basin and shower cubicle.

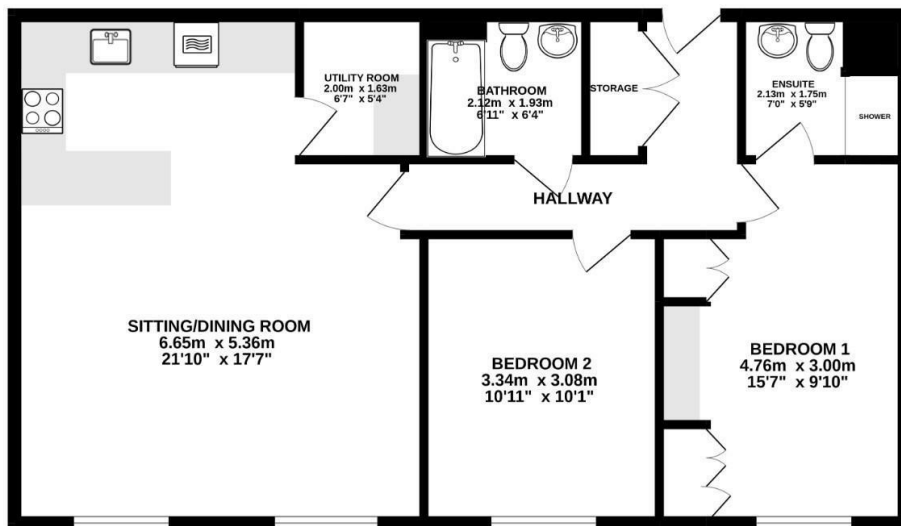
The second bedroom is a generous double and sits opposite the main bathroom which houses a three piece suite including a panelled bath with overhead shower.

The open plan lounge, dining and kitchen is well proportioned with large windows infusing the main living space with an abundance of natural light. There is space for a number of large pieces of furniture and ample space for dining.

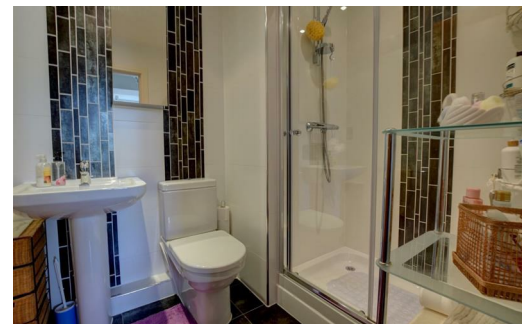
The modern kitchen is finished in cream, high gloss complete with granite work surfaces together with integrated appliances including inset sink, double oven, dishwasher and induction hob with overhead extractor fan. Adjacent to the kitchen is useful utility room.

Nestled inside the grounds of Derwent House are intimate, secluded courtyards provide private spaces in which to relax and enjoy the peace and tranquillity of this attractive rural setting.

**GROUND FLOOR**  
76.9 sq.m. (828 sq.ft.) approx.



TOTAL FLOOR AREA - 76.9 sq.m. (828 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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.  
Made with Metropix ©2022



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.