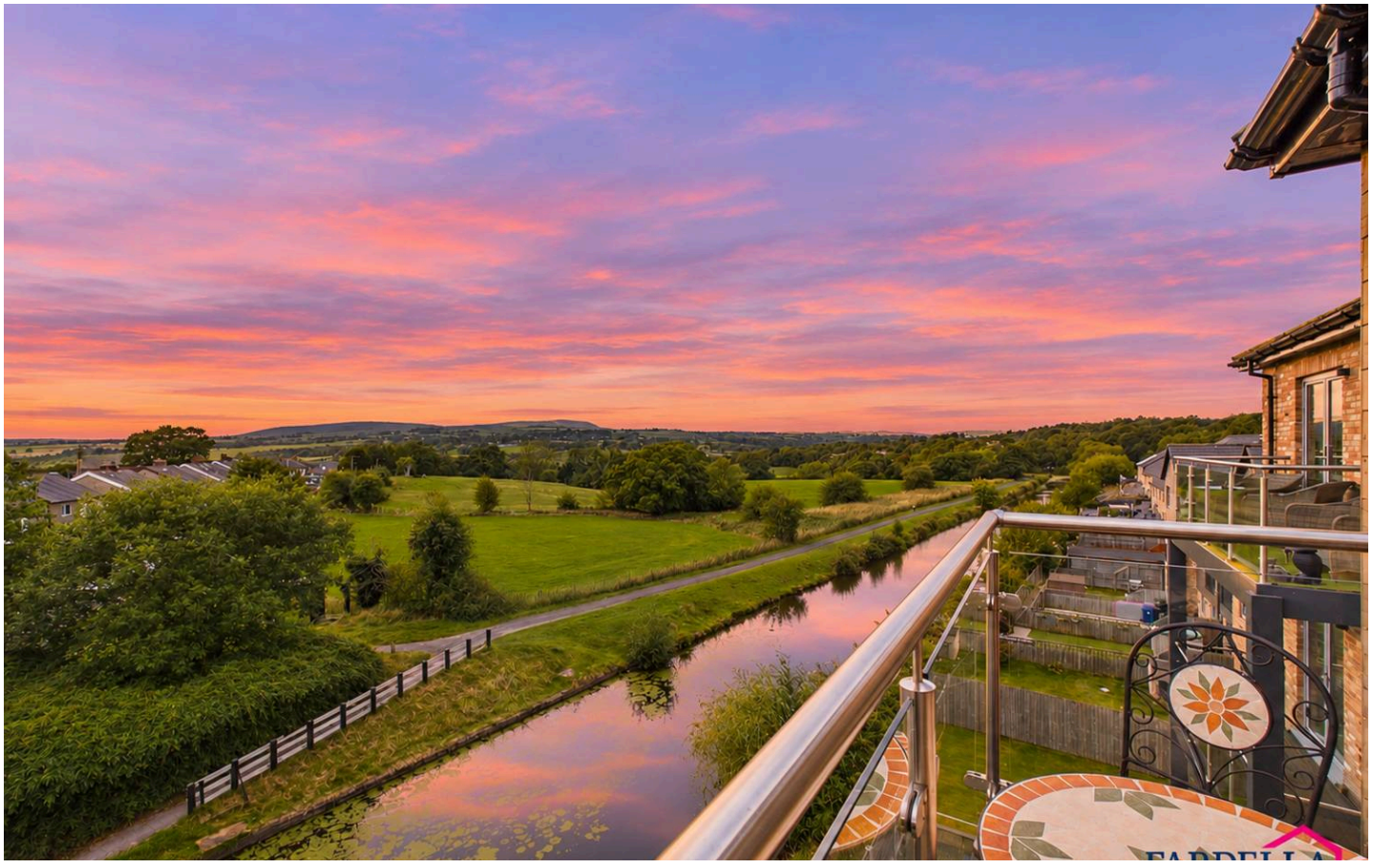





15 Marina View

Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two-bedroom penthouse apartment
- Far-reaching canal and countryside views
- Private Balcony
- Spacious open-plan kitchen, dining and living area
- Allocated parking space
- Attractive communal grounds
- Approximately 756 sq ft
- Approximately £1,690.40 annual management/service charge
- Leasehold – 999-year term from 1 January 2020
- Within close proximity to local amenities, transportation links, and leisure facilities, residents can enjoy the convenience of urban living.

Property Description

A welcoming entrance hallway leads into this beautifully presented two bedroom apartment, with a bright, contemporary layout designed for easy everyday living. At the heart of the home is the impressive open plan kitchen and living area spanning 3.77m x 7.58m , where a modern kitchen incorporates a generous island with breakfast bar seating, while the living space offers plenty of room to relax and dine. French doors open directly onto the private balcony, creating a lovely connection with the outdoors. There are two well proportioned bedrooms, alongside a stylish shower room with a large glazed shower enclosure, heated towel rail and modern tiling.

Communal Gardens

Externally, the apartment forms part of a modern residential development with attractive brick and contemporary clad elevations. One of the real highlights is the private balcony, accessed directly from the open plan kitchen and living area. Measuring approximately 4.78m x 1.25m, it provides space for outdoor seating and enjoys far reaching views across the surrounding greenery and countryside, with the waterway below adding to the outlook. It is an inviting spot for a morning coffee, a quiet afternoon or watching the sun drop beyond the hills. The development is surrounded by maintained communal lawned areas, creating a smart and pleasant setting.















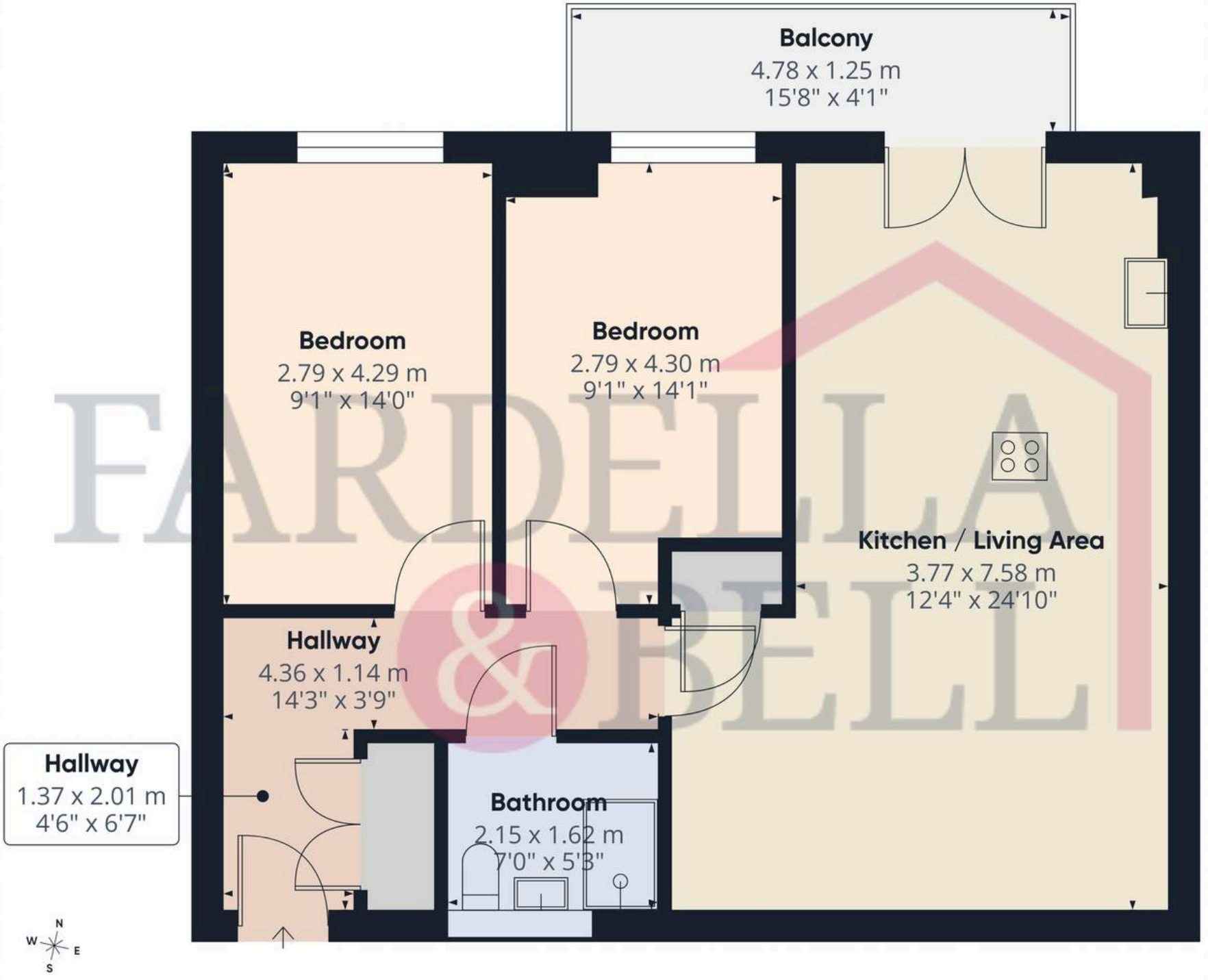

FARDELLA & BELL

Approximate total area(1)

70.2 m²

756 ft²

Balconies and terraces

5.9 m²

64 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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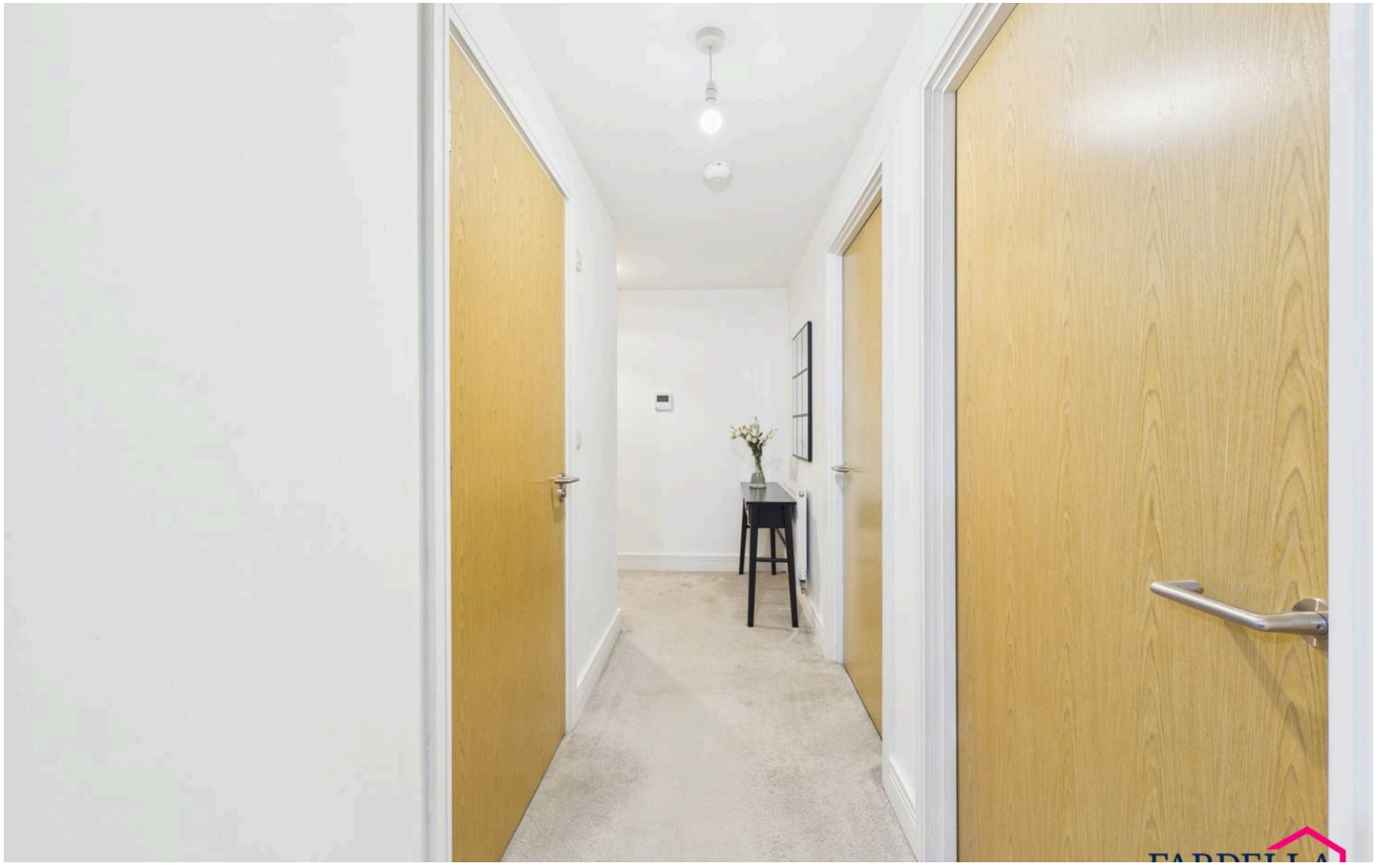





ALLOCATED PARKING

1 Parking Space

OFF STREET



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