



Ashleigh Street

Darwen, BB3 2JS

Offers over £200,000



Occupying a desirable first-floor position within the exclusive gated Newhaven development, this exceptional two-bedroom luxury apartment offers almost 1,000 sq. ft. of beautifully presented accommodation in one of Darwen's most sought-after residential settings.

Rarely occupied by the current owner, the property has been meticulously maintained and retains a show-home feel throughout, with immaculate décor, quality fixtures and fittings, and spacious, light-filled rooms designed for modern living. The apartment enjoys a peaceful position overlooking mature trees and landscaped communal gardens, whilst benefiting from secure gated access and allocated resident parking.

The accommodation is centred around an impressive dual-aspect lounge and a generous contemporary kitchen/diner, complemented by two substantial double bedrooms, including a principal bedroom with fitted wardrobes and stylish en-suite shower room. A luxurious four-piece family bathroom, extensive storage and a welcoming entrance hall further enhance the sense of space and practicality.

Perfectly suited to professionals, downsizers or those seeking a secure lock-up-and-leave lifestyle, this outstanding apartment combines modern convenience with an enviable setting within the prestigious and highly sought-after Whitehall district of Darwen, offering a rare blend of tranquillity, security and accessibility.



Living & Sleeping

The apartment is entered via a spacious and welcoming communal entrance hall, both stairs and a lift provide access to the 1st floor. On entering the apartment the spacious hallway creates an immediate sense of space and quality, whilst providing access to a useful storage cupboard.

Double doors open into an impressive spacious lounge, a bright and elegant reception space enhanced by contemporary décor, attractive flooring and French doors opening onto a Juliet balcony overlooking mature greenery. The room provides ample space for both relaxation and entertaining whilst enjoying an abundance of natural light.

The adjoining kitchen/diner has been thoughtfully designed to offer both style and functionality, featuring an extensive range of modern wall and base units, complementary work surfaces, integrated appliances and generous space for dining. Its size and layout make it a superb social hub for everyday living and entertaining alike.

The principal bedroom is a generous double room benefiting from fitted wardrobes and a beautifully appointed en-suite shower room finished with contemporary tiling and quality sanitaryware. A second spacious double bedroom also features fitted wardrobes and enjoys pleasant outlooks over the surrounding greenery.

Completing the accommodation is a luxurious four-piece family bathroom incorporating a panelled bath, separate shower enclosure, wash basin and WC, finished to an excellent standard throughout.

Outside & Beyond

Newhaven occupies an attractive and established position set behind secure electric gates within beautifully maintained communal grounds. Mature trees, well-stocked planted borders, manicured lawns and seating areas create a peaceful environment rarely found within apartment developments.

The apartment benefits from allocated resident parking together with visitor parking and enjoys a pleasant outlook towards mature woodland and landscaped gardens, enhancing the feeling of privacy and tranquillity.

Despite its peaceful setting, the property remains conveniently positioned for Darwen town centre, excellent transport connections including the M65 motorway network, local amenities and a wealth of countryside walks that surround the area, making it an ideal location for both commuters and those seeking a more relaxed lifestyle.

Specifics

Tax band: B

Tenure: Leasehold

Term: 125 years from 1st January 2008

Ground rent: £150 per annum

Service charge: £138.94 per month

Heating: Gas boiler and radiators

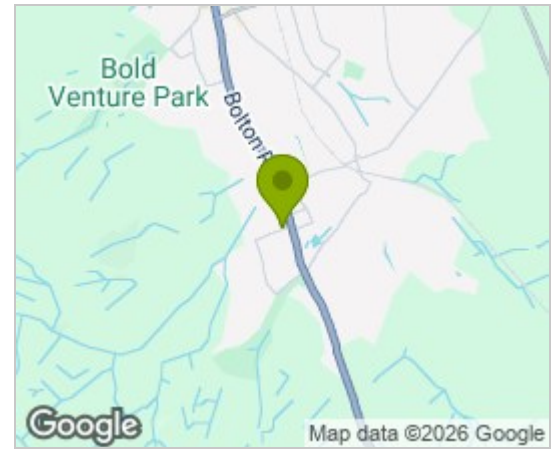
Boiler: Worcester, located in the kitchen

Security: Electric gates with intercom and alarm

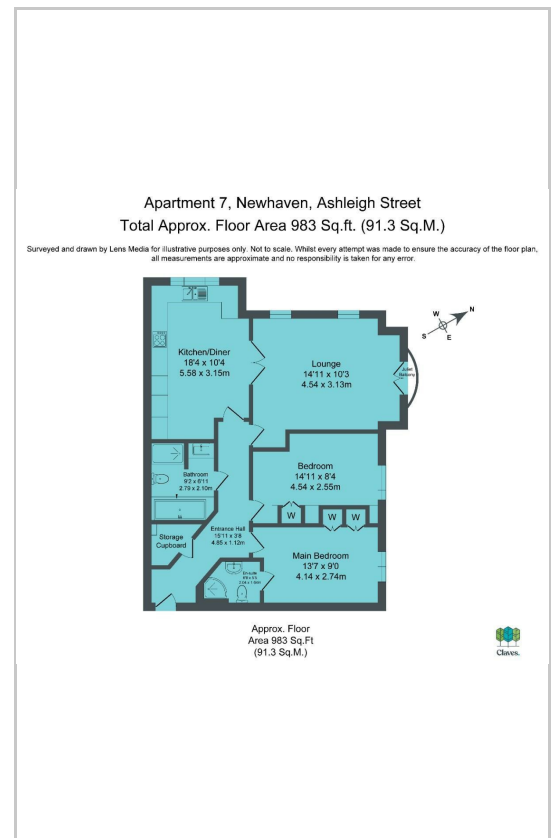
Parking: One allocated space plus guest parking

Please note, we are advised that there are no pets allowed within this development.

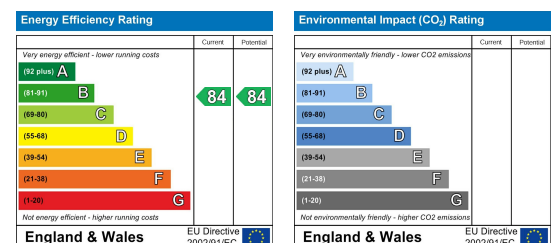
Area Map



Floor Plans



Energy Efficiency Graph



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.

Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.

t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk