

Property Details

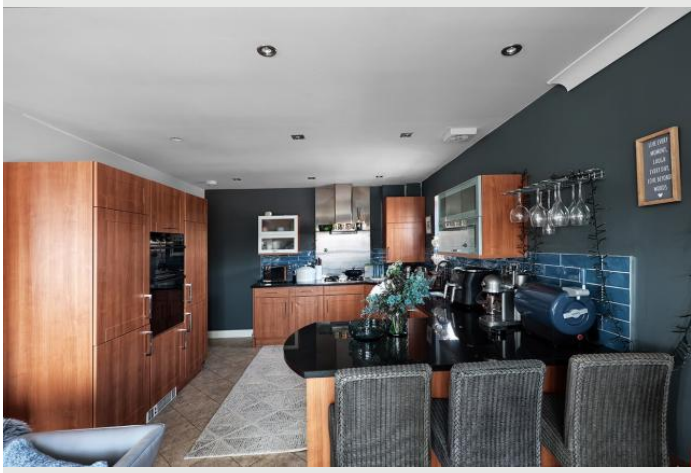
27 Dickens Court, Old Langho,
Lancashire, BB6 8HT

OIRO **£215,000**



Property Photos

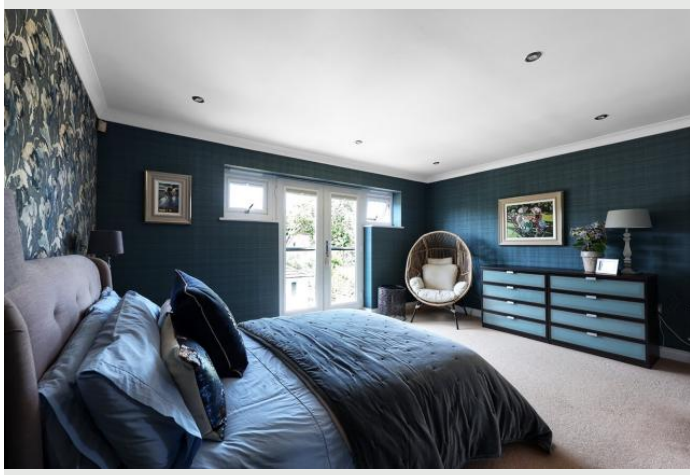
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Creation Date
23/06/2026

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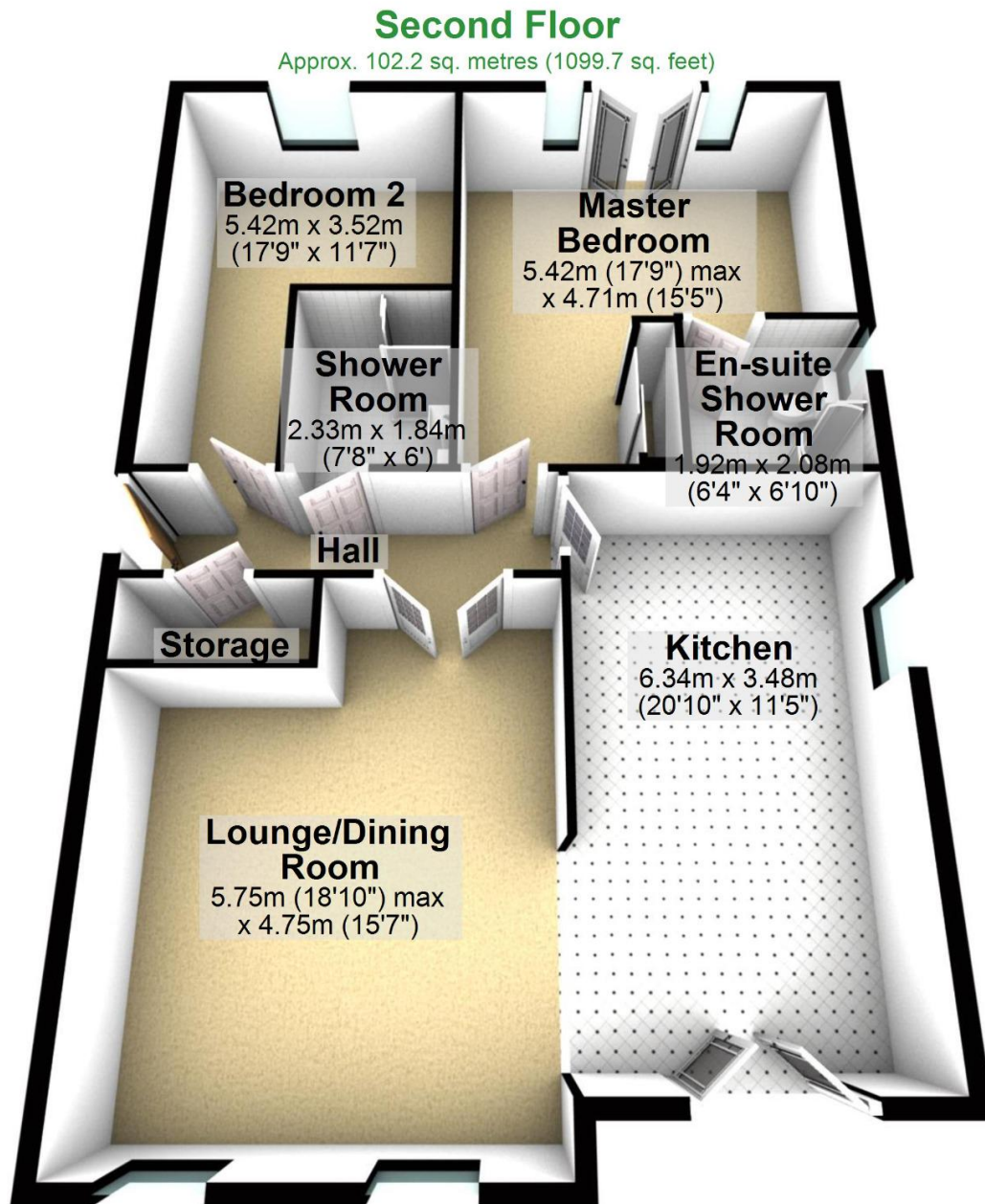
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Property Floor Plans

27 Dickens Court, Old Langho, Lancashire, BB6 8HT



Total area: approx. 102.2 sq. metres (1099.7 sq. feet)

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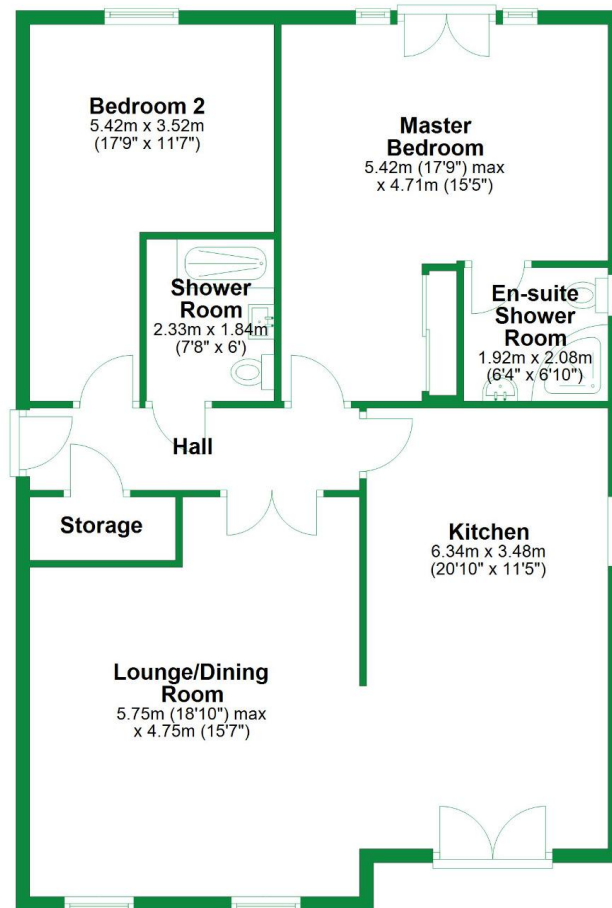
23/06/2026

Property Floor Plans

27 Dickens Court, Old Langho, Lancashire, BB6 8HT

Second Floor

Approx. 102.2 sq. metres (1099.7 sq. feet)



Total area: approx. 102.2 sq. metres (1099.7 sq. feet)

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Property EPC

27 Dickens Court, Old Langho, Lancashire, BB6 8HT

9/9/26, 5:28 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
27 Dickens Court Old Langho BLA6 8BJ/RH BB6 8HT	Energy rating C	Valid until: 8 June 2036
		Certificate number: 7101-0216-7002-1906-2502
Property type	Top-floor flat	
Total floor area	103 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/7101-0216-7002-1906-2502?print=true>

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Creation Date

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Property Info

27 Dickens Court, Old Langho, Lancashire, BB6 8HT

Property Type

Flats / Apartments

Property Style

Apartment

Bedrooms

2

Bathroom

2

Receptions

1

Tenure Type

Leasehold

Floor Area

1099

Agency Type

Sole

Parking

Allocated Parking

Type

Sales

Electricity

Mains Supply

Creation Date

23/06/2026

Property Info

27 Dickens Court, Old Langho, Lancashire, BB6 8HT

Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC

Accessibility

Lift access

Restrictions

-

Condition

Good

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

245.18

Rent Review Period (Year)

-

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Property Info

27 Dickens Court, Old Langho, Lancashire, BB6 8HT

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

3005-01-01

Price Qualifier

OIRO

Price

£215,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

23/06/2026

Property Features

27 Dickens Court, Old Langho, Lancashire, BB6 8HT

Feature 1

Stylish Two-bedroom Second-floor Apartment

Feature 2

Spacious Open-plan Living, Dining, And Kitchen Area

Feature 3

Located Within The Prestigious Brockhall Village Development

Feature 4

Principal Bedroom With En-suite Shower Room

Feature 5

Modern And Sleek Interior Throughout

Feature 6

Two Well-proportioned Double Bedrooms

Feature 7

Allocated Off-road Parking For Two Vehicles

Feature 8

Peaceful Setting With Excellent Commuter Links

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Property Description

27 Dickens Court, Old Langho, Lancashire, BB6 8HT

Stylish Two-Bedroom Apartment in Sought-After Brockhall Village

Situated within the highly desirable Brockhall Village, this beautifully presented two-bedroom, second-floor apartment offers contemporary living in a peaceful and exclusive setting. Boasting a modern, sleek, and stylish interior throughout, the property is ideal for professionals, couples, small families, or those looking to downsize without compromising on quality.

Key Features

- Attractive two-bedroom second-floor apartment
- Located within the prestigious Brockhall Village development
- Spacious open-plan living, dining, and kitchen area
- Fully fitted modern kitchen
- Principal bedroom with en-suite shower room
- Newly fitted contemporary family bathroom
- Modern, sleek, and stylish interior throughout
- Two well-proportioned double bedrooms
- Allocated off-road parking for two vehicles
- Peaceful setting with excellent commuter links
- Ideal for professionals, couples, and downsizers

Agent's Perspective

The accommodation comprises a spacious open-plan reception, dining, and kitchen area, creating a bright and welcoming living space perfect for both everyday living and entertaining. The fully fitted modern kitchen features a range of quality units and integrated appliances, complemented by ample worktop space.

The generous principal bedroom benefits from an en-suite shower room, while the second double bedroom is served by a newly fitted contemporary family bathroom finished to a high standard. The property benefits from a fully boarded loft with ladder for convenient extra storage. Residents also benefit from allocated off-road parking for two vehicles and the security and exclusivity that Brockhall Village is renowned for.

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Client's Perspective

We have loved everything about the apartment. It is very bright and airy, it's lovely to watch the seasons change with views over Longridge Fell.

Extremely cosy in winter and cool in summer when the patio doors are flung open. It's so handy for shopping with Whalley and Clitheroe, just a short distance away.

Eating out is wonderful in this area, with Northcote just up the road and several other amazing restaurants and pubs on our doorstep.

Location

Brockhall Village is a prestigious gated development set amidst attractive woodland surroundings, offering a tranquil lifestyle while remaining conveniently located for excellent transport links. Nearby towns such as Blackburn, Preston, and Clitheroe provide a wide range of shopping, dining, and leisure amenities, while the nearby motorway network offers easy access across the North West.

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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