



## Ivegate, Colne, BB8 9DH

### Price £70,000

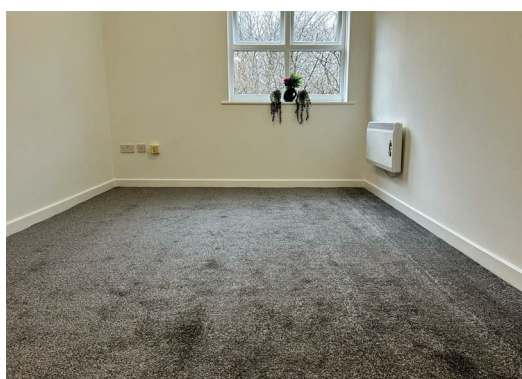
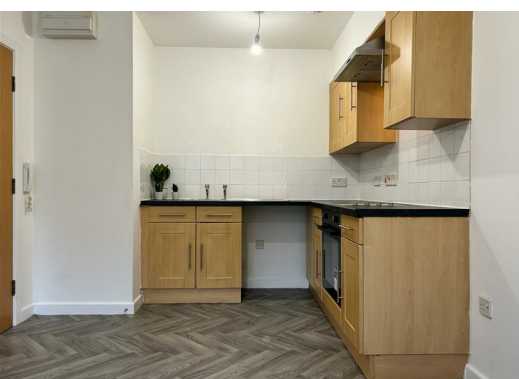
A beautifully presented and recently refurbished one-bedroom first-floor apartment, ideally located just a five-minute walk from Colne town centre. This property is perfect for investors!

The apartment comprises a welcoming entrance hallway, a spacious open-plan lounge with a modern fitted kitchen, a generous double bedroom, and a stylish three-piece bathroom suite with a shower over the bath. Additional benefits include electric heating, uPVC double glazing, neutral décor and flooring throughout, and secure gated parking.

Perfectly positioned close to local amenities, shops, and excellent motorway links, this property offers both convenience and comfort.

The apartment currently generates a rental income of £6,300.00 per annum, making it an attractive investment opportunity.

Lifestyle Sales and Lettings strongly advise early internal inspection to avoid disappointment!





### Kitchen/Lounge

9'6" x 18'4" (2.90 x 5.60)

### Bedroom

8'2" x 11'9" (2.50 x 3.60)

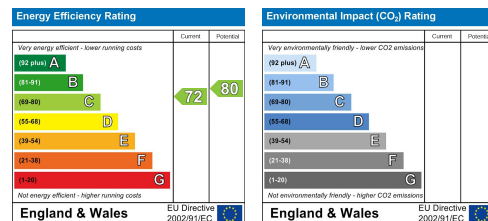
### Bathroom

4'7" x 6'2" (1.40 x 1.90)

### Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

Sold with a sitting Tenant

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

### Important Information for Successful Buyers:

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain



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