



**£129,950**

\*NEW PRICE\* \*NO CHAIN\* \*TWO BEDROOMS\* \*GROUND FLOOR APARTMENT\* \*QUIET CUL-DE-SAC LOCATION\* \*ADJACENT TO OPEN FIELDS\* \*IDEAL FOR RETIREES' OR FIRST TIME BUYERS\*  
\*ALLOCATED PARKING\* \*GATED COMMUNAL GROUNDS\*

Townend Estate Agents offer for sale this charming ground floor apartment located in the peaceful Odile Mews, Bingley. This modern property boasts a cosy reception room, two lovely bedrooms, and a well-maintained bathroom, making it a perfect retreat for those looking to take their first steps on the property ladder, downsize or retire in comfort.

Situated in a quiet development, this apartment offers a serene environment, ideal for relaxation. The proximity to open fields provides a picturesque view and a sense of tranquillity, perfect for enjoying leisurely strolls or simply unwinding in nature.

With allocated parking available, convenience is at your doorstep. Whether you're looking for a peaceful place to retire or a cosy home to start a new chapter, this apartment offers a blend of comfort and serenity in a desirable location.

The property comprises briefly: Communal entrance, Lounge-Diner, Kitchen fitted with a range of base & wall unit, two bedrooms and modern bathroom. Externally are communal gardens and allocated parking.

Leasehold Information:

Years remaining: 107

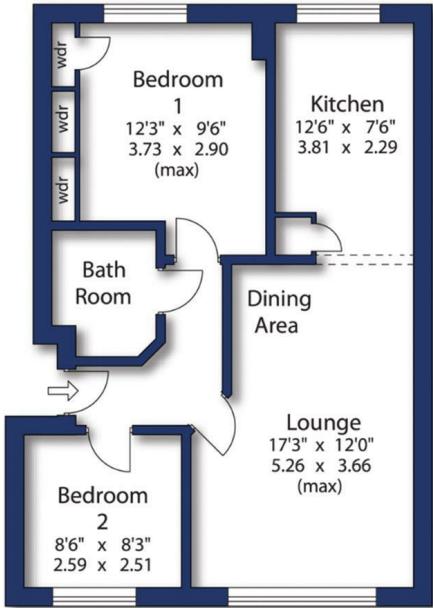
Ground Rent: £150.00 per year.

Service Charge: £1912.68 per year.

All leasehold information must be verified by your solicitor prior to purchase.

Ask us about....





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	77	78
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

SALES • LETTING

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The Property  
Ombudsman