



## 16 The Courtyard Colne Lane

Colne | BB8 0DY

£99,950

### Unique development 'The Courtyard'

This development consists of eleven two bedroom luxury apartments, a one bedroom luxury apartment and four two bedroom luxury bungalows. \* All properties are constructed to the highest of standard throughout, spacious open plan living, quality modern fitted kitchen and bathroom suites, central heating, double glazing. Set within communal grounds with each apartment and bungalow located around a beautifully constructed communal courtyard. All properties are equipped with a secure video entrance system and have allocated private parking. Located within easy access to M65 motorway network, town centre amenities, train and bus stations. No pets allowed.

\* Please note not all of these properties are for sale.



## Overview

Two bedroom luxury apartment set within this unique development, located on the third floor. Finished to a very high standard and comprising a spacious open plan living room with impressive vaulted ceiling, Juliet balcony with far reaching views, quality modern fitted kitchen and bathroom. Central heating, double glazing, secure video entrance system, allocated private parking for two cars in the carport, communal grounds within a beautifully constructed courtyard. The development is conveniently located within easy access to the M65 network, town centre amenities and local transport links.

## Third Floor Accommodation

### Entrance Hall 10'5" x 4'6" (3.18m x 1.38m)

Wood entrance door which accesses the entrance hall, wood laminate flooring, smoke detector, LCD thermostatic central heating control unit, radiator with thermostatic control, video entry system, access to both bedrooms, bathroom and open plan living room/kitchen, storage cupboard, access to the loft space.

### OPEN PLAN LIVING ROOM/KITCHEN

Open plan living room and kitchen with impressive vaulted ceiling, uPVC double glazed windows, four Velux windows plus uPVC double glazed patio doors with Juliet style balcony with long distance views.

### Kitchen area 14'2" x 11'2" (4.32m x 3.41m)

Fully fitted kitchen with wood laminate flooring, CDA electric fan oven and hob with extractor hood over, stainless steel one and a half bowl sink with drainer, dual lever tap, halogen down-lights recessed into the ceiling, cabinet down-lighting. uPVC double glazed window and Velux window.

### Living room area 21'11" x 15'3" (6.70m x 4.66m)

Wood laminate flooring, television and telephone points, double radiator with thermostatic control, video entry system, uPVC double glazed patio doors with Juliet style balcony, uPVC double glazed window and two Velux windows. Vaulted ceiling.

### Bathroom 8'3" x 6'5" (2.52m x 1.98m)

Fully fitted bathroom with fully tiled walls and floor. Fitted with a white three piece suite comprising a low level w.c. with push button flush, pedestal wash hand basin with mixer tap, bath with shower over and shower screen, stainless steel heated towel rail, halogen down-lighting recessed into the ceiling.

### Bedroom 1 16'9" x 10'0" (5.12m x 3.06m)

Wood laminate wood flooring, radiator with thermostatic control, two Velux windows with vaulted ceiling, fitted cupboard which houses the combined electric boiler.

### Bedroom 2 11'7" x 8'5" (3.55m x 2.59m)

Wood laminate flooring, radiator with thermostatic control, two Velux windows with vaulted ceiling.

## External

Allocated parking.

Communal grounds and courtyard with walkways.

## Further information

Stair and lift access to upper floors.

Remote control secure access gates.

'Commax' video entrance system.

Smoke detector.

'Electro Max' combined electric boiler and direct water heater (wet central heating system) operating on the economy 7 and 10 tariffs.

## Services

Electric, Water, Television and Telephone points.

## Council Tax

Band B.

## Viewing

By appointment through our office.

## Agents Note

Whilst Pad-4-Sale have viewed and walked the boundaries, we have not carried out a detailed measurement survey of the land and therefore any necessary checks should be carried out by the purchasers professional advisers prior to exchange of contracts.

## Fixtures and Fittings

All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose.

## Brochure and Photographs

The photographs provided within this brochure are for general information and it must not be inferred that any item is included for sale with the property.

## Note

Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

## Additional information

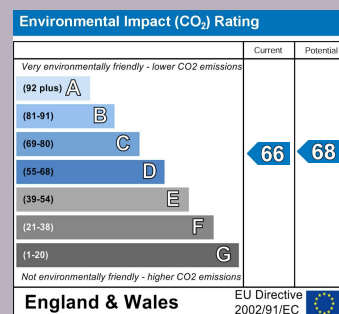
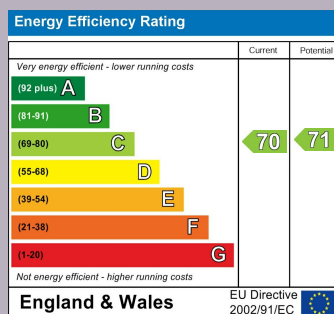
There is a management charge payable on the apartments and bungalows of £40 per month to cover maintenance.

## Leasehold

Apartments are leasehold 900 years from 01/01/2008 but new leases are created at sale.

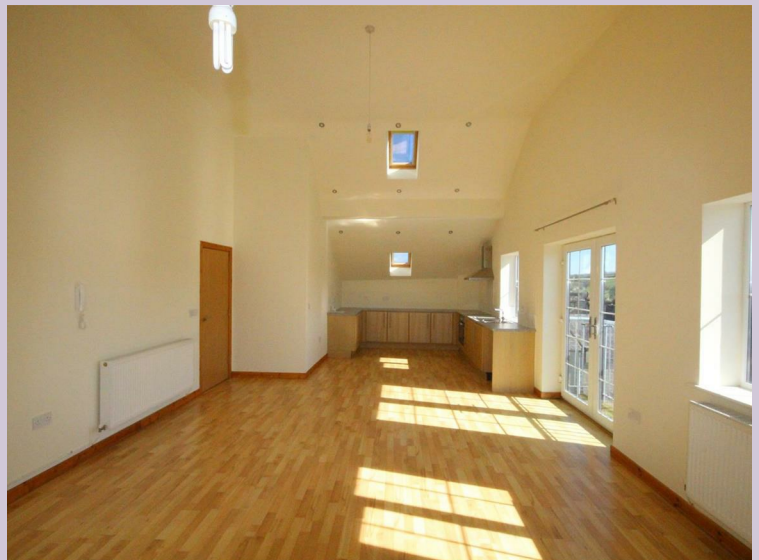
## Ground rent

£150.00 per annum.



[www.pad-4-sale.co.uk](http://www.pad-4-sale.co.uk)





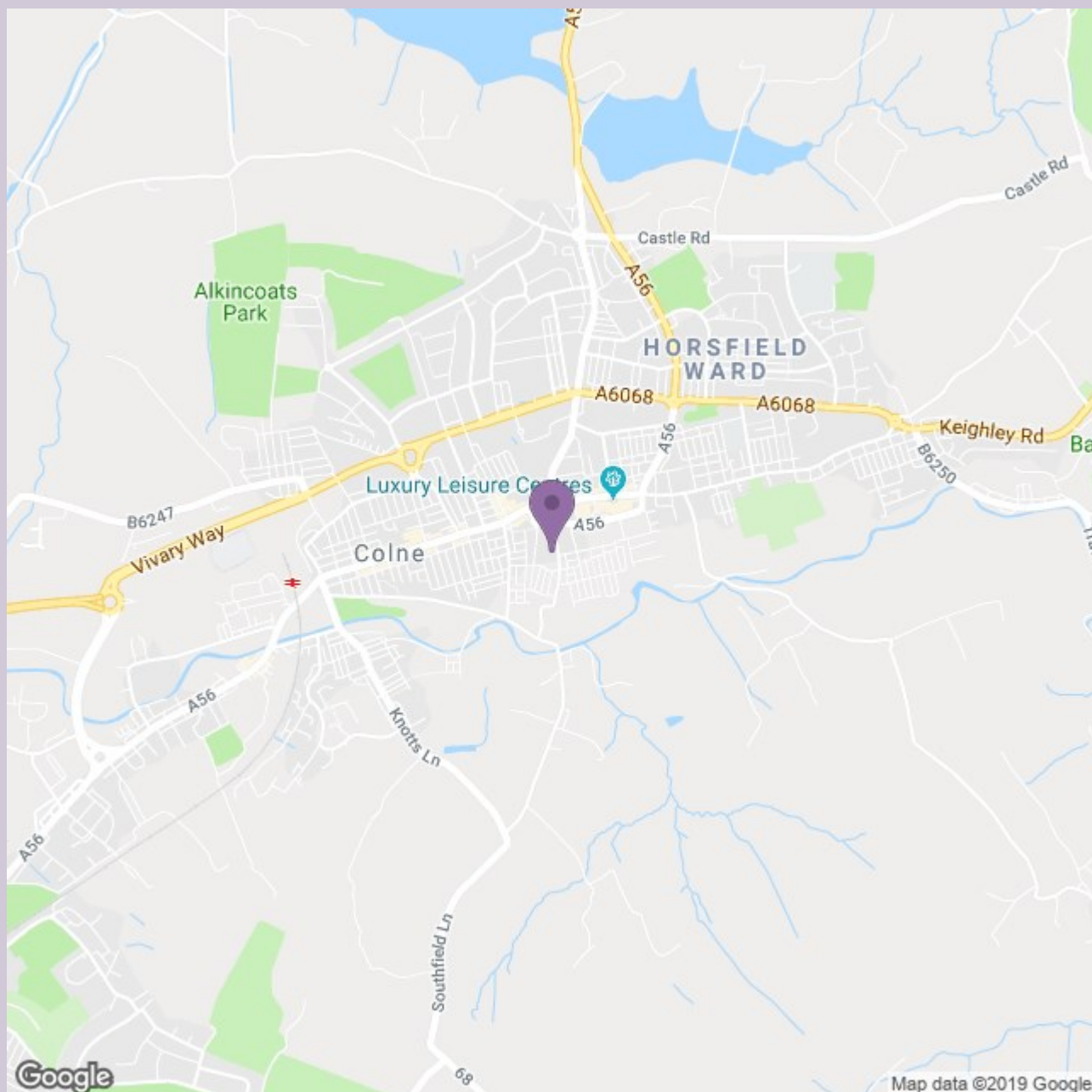




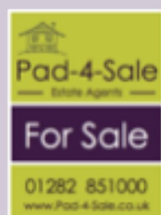








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