



## 1 The Courtyard Colne Lane

Colne | BB8 0DY

£75,950

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

A fantastic opportunity to purchase this luxury two bedroom apartment set within this unique development. Located on the lower ground floor and finished to a very high standard and comprising a spacious open plan living room, quality modern fitted kitchen and bathroom. Central heating, double glazing, secure video entrance system, allocated private parking, 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. Viewing is highly recommended.

## Accommodation

### Lower Ground Floor

#### Entrance 13'1" x 3'6" (3.99 x 1.07)

Entrance to the property is via a uPVC partial double glazed door, external light, laminate wood flooring.

#### Inner Hall 9'11" x 8'5" (3.03 x 2.58)

The inner hall has an LCD thermostatic central heating control unit, video entry system and a smoke detector.

### OPEN PLAN LIVING ROOM/KITCHEN

Open plan living room and kitchen with five uPVC double glazed windows and wood laminate flooring.

#### Kitchen area 13'1" x 10'7" (3.99 x 3.23)

The superb kitchen is fitted with a range of base and wall units with drawers, work surfaces with tiled splash backs, a CDA electric fan oven with hob and extractor hood over. Stainless steel one and a half bowl sink with dual lever mixer tap. Halogen down-lights recessed into the ceiling and lighting under the units. Space for a fridge freezer and plumbing for an automatic washing machine.

#### Living room area 23'0" x 10'7" (7.03 x 3.23)

The extremely spacious living space has a double radiator with thermostatic control and television socket.

#### Bathroom 7'7" x 6'3" (2.32 x 1.93)

Fully fitted fully tiled bathroom with white three piece suite with chrome fittings, comprising a w.c. with push button flush, pedestal wash hand basin, panelled bath with shower over and screen, halogen down-lights recessed into the ceiling, stainless steel heated towel rail/radiator, tiled floor.

#### Bedroom 1 16'7" x 9'2" (5.08 x 2.80)

Laminate wood flooring, radiator with thermostatic control, uPVC double glazed window, fitted cupboard housing the combined electric boiler.

#### Bedroom 2 12'0" x 8'4" (3.66 x 2.56)

Laminate wood flooring, radiator with thermostatic control, uPVC double glazed window.

## 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 A

## 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

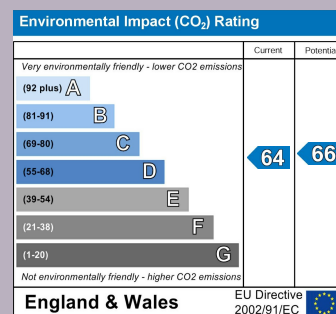
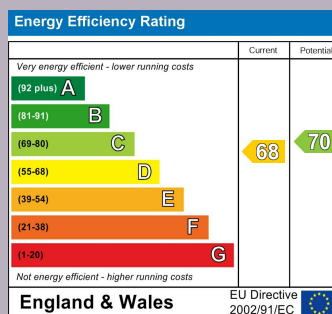
There is a management charge payable on the apartments and bungalows of £40 per month to cover maintenance.

## 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)

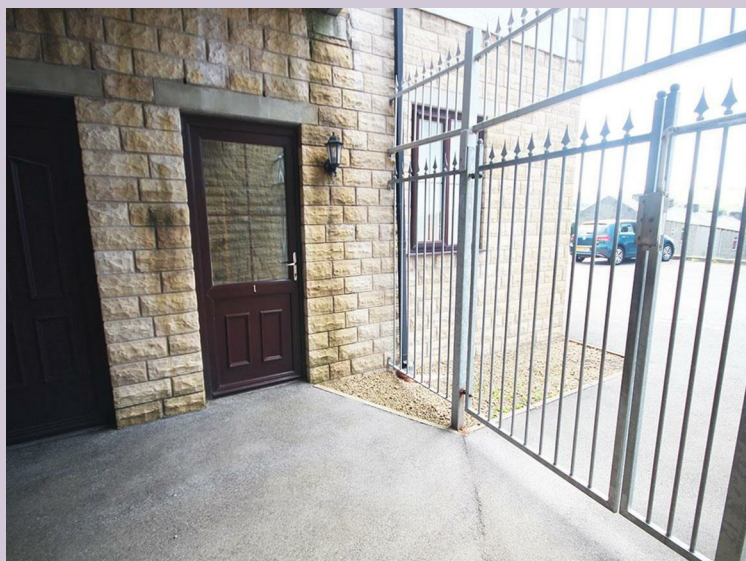
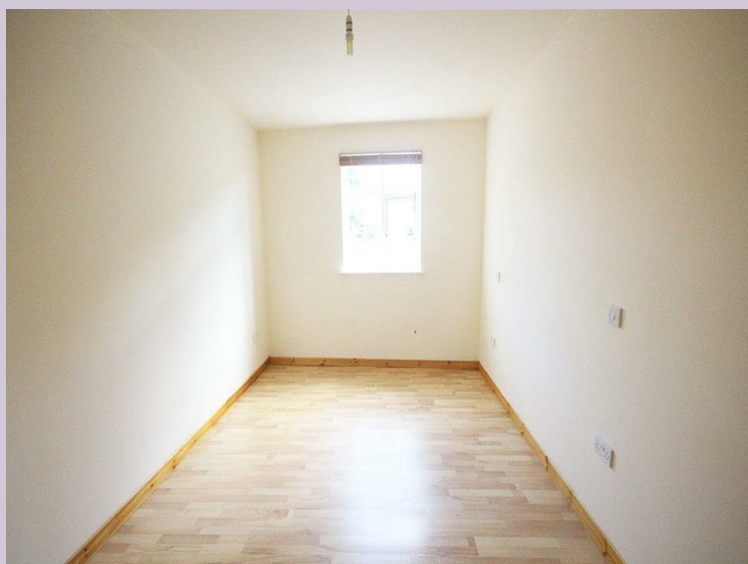






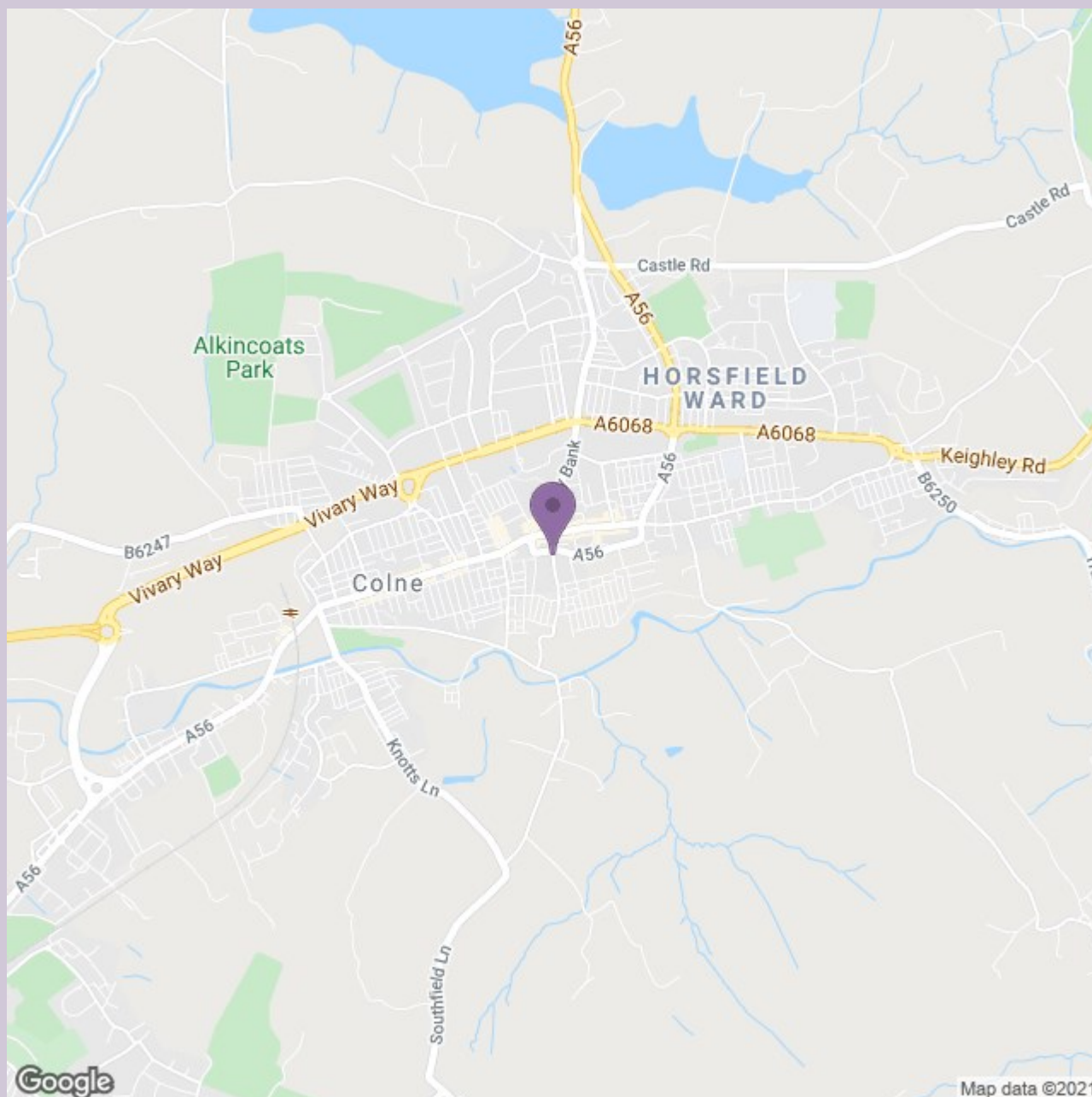




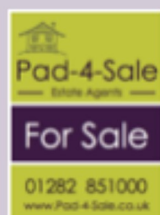








**Disclaimer** – Whilst we endeavour to ensure that our property brochures are accurate and reliable based upon the information supplied, these particulars are published as a guide to the property and accuracy cannot be guaranteed. Neither the particulars nor any statement made by or on behalf of PAD-4-SALE Limited or PAD Estates (UK) are intended to form part of a contract. Any intending purchasers must satisfy themselves by inspection both internally and externally including gardens or otherwise as to the accuracy of each of the statements contained within these particulars.



**Before Printing**  
*Please consider the environment*

Pad-4-Sale Limited Registered Company Number **06526327**  
 © 2014-2015 Pad-4-Sale Limited

