

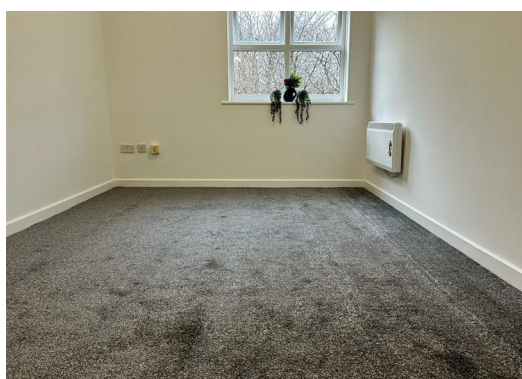
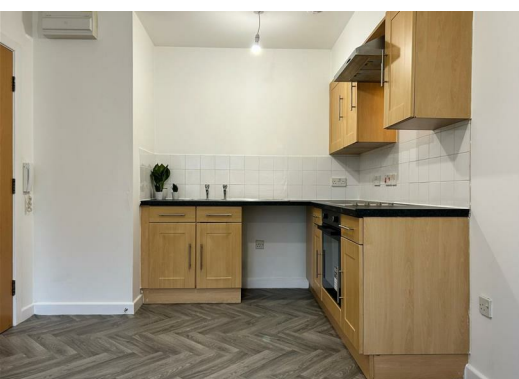


## Ivegate, Colne, BB8 9DH £525 Per Annum

A well presented, recently refurbished, one bedroom, first floor Apartment situated within a five-minute walk to Colne town centre. The apartment is suitable for several types of applicants varying from a working professional, couple or small family.

The property comprises of a hallway, an open plan lounge and fitted kitchen, a double bedroom, and a three-piece bathroom suite with a shower over the bath. The apartment benefits from electric heating, uPVC double glazing, neutral décor, neutral flooring, and secure gated parking. The property is in an ideal location as it is close to local amenities in Colne and motorway links.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible 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.

Tenure:

Leasehold

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through  
Lifestyle Sales and Lettings



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



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