

 **Farrow & Farrow** 
ESTATE & LETTING AGENTS



- Langwood Court, Haslingden, Rossendale
- 2 Bedroom, 1st Floor Apartment
- Modern Kitchen & Bathroom
- Controlled Access
- Popular Residential Development
- Close to Local Amenities & Easy Access to Motorway Links
- Parking Space Included
- NO CHAIN DELAY

9, Langwood Court, Rossendale, BB4 5PW

£85,000

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*** NEW *** - 2 BED, 1ST FLOOR APARTMENT IN POPULAR RESIDENTIAL LOCATION. Car Park Space Included, Modern Kitchen & Bathroom, Neutral Décor Throughout, Good Size Living Accommodation. Ideal for Commuting, Close to Motorway Links & Local Amenities - NO CHAIN DELAY - Contact Us To View



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	86
England & Wales	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Langwood Court, Haslingden, Rossendale is a modern 1st floor apartment with 2 good bedrooms and spacious living accommodation, set within a development including parking provision. The apartment block itself, has easy level access from the parking area, while internally, offers a good size, open plan Lounge/Dining/Kitchen, 2 Bedrooms and a spacious Bathroom, making this an ideal property for investors looking to generate a good yield or equally, buyers looking to reside in the property themselves. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Situated on this popular residential development, this apartment represents an investment or residential option too. Close to motorway links and local amenities in Haslingden and further afield in Rossendale as a whole, the property is ideally suited to commuters, professionals or small families too.

* 2 Bedroom, 1st Floor Apartment * Modern Neutral Décor Throughout * Popular Residential Location * Parking Space Included

Entrance Hall

Open Plan Lounge/Kitchen 194" x 121"

Bedroom 1 153" x 93"

Bedroom 2 115" x 65"

Bathroom 811" x 62"

Parking

Agents Notes

Disclaimer

