



Santa Monica Grove, Idle,

£55,000

**** GROUND FLOOR APARTMENT ** ONE BEDROOM ** NO CHAIN **
** SHARED GARDEN & PARKING ** POPULAR LOCATION ****

Offering very low maintenance accommodation and available with vacant possession, is this delightful one bedroom studio apartment.

Great starter home or investment property.



Communal Entrance

Open Plan Lounge / Kitchen

14'9" x 8'8" (4.50m" x 2.64m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit and plumbing for auto washer.

Bedroom One

10'2" xc 8'6" (3.10m" xc 2.59m")

Fitted wardrobes.

Shower Room

Comprising shower cubicle, pedestal wash basin, low flush wc and heated towel rail.

Exterior

Communal gardens and parking.

Council Tax Band

A

Tenure

Leasehold.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) 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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	