



Lodge Road, Thackley, Offers Over £120,000

- * GROUND FLOOR APARTMENT * TWO BEDROOMS * TWO BATH/SHOWER ROOMS *
- * IMMACULATE CONDITION * SERVICED GARDENS * CONTEMPORARY DECOR *
- * PARKING * REPLACEMENT WINDOWS *

If you're looking for your first home, downsizing or wanting an investment property - then this could be the apartment for you!!!

Providing 'ready to move into' accommodation which benefits from gas central heating and upvc double glazing.

The spacious and easy to maintain accommodation briefly comprises communal entrance, reception hall, open plan lounge/kitchen, two bedrooms - master bedroom having an en-suite shower room, plus a modern bathroom with white suite.

To the outside there are communal gardens and parking.



Communal Entrance

Reception Hall

With radiator and laminated wood floor.

Open Plan Lounge/Kitchen

23'5" x 12'9" (7.14m x 3.89m)

Lounge Area has a laminated wood floor and radiator.

Kitchen Area is fitted with a range of wall and base units incorporating laminated sink unit, electric oven, hob and extractor hood, auto washer, part tiled walls.

Bedroom One

17'2" x max x 10'2" (5.23m x max x 3.10m)

With radiator. En-Suite Shower Room;

En Suite Shower Room

Modern three piece suite, heated towel rail.

Bedroom Two

6'7" x 12'5" (2.01m x 3.78m)

Bathroom

Modern three piece white suite, part tiled walls and heated towel rail.

Exterior

To the outside there are communal gardens and parking.

Directions

From our office in Idle village take the right onto New Street, take the left onto Cross Road, at the end take the left onto Leeds Road, turn right onto Park Road and left onto Lodge Road where the property will shortly be seen.

TENURE

LEASEHOLD. We have been advised that the Service Charge/Buildings Insurance is £131 approx. per calendar month, Ground Rent £384 per annum, Garden Maintenance £23.48 approx. per month.

Council Tax Band

C



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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		