



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         | 72      | 77        |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Langwood Court, Rossendale, BB4 5PW

**£115,000**

A FANTASTIC TWO BEDROOM APARTMENT IN HASLINGDEN

Welcome to Langwood Court, a splendid top floor apartment located in the charming town of Haslingden, Rossendale. This property has been finished to a high standard, offering a modern and stylish living space that is perfect for first-time buyers or savvy investors looking to expand their portfolio.

As you step inside, you will be greeted by a bright and airy atmosphere, enhanced by contemporary finishes that create a welcoming environment. The layout is thoughtfully designed to maximise space and comfort, making it an ideal home for those seeking convenience and style.

One of the standout features of this apartment is its proximity to local amenities. Residents will find a variety of shops, cafes, and services just a short stroll away, ensuring that daily necessities are easily accessible. Additionally, the property benefits from designated parking spaces, providing added convenience for both residents and guests.

Langwood Court is not just a home; it is a lifestyle choice that combines modern living with the charm of a friendly community. Whether you are looking to settle down or invest in a promising property, this apartment offers an excellent opportunity in a desirable location. Do not miss the chance to make this delightful space your own.

# Langwood Court, Rossendale, BB4 5PW

£115,000

 2  1  1  C

- Two Bedroom Top Floor Apartment
- Ideal First Time Buy Or Investment
- Designated Parking Space Available
- Tenure - Leasehold
- Finished To A High Standard Throughout
- Convenient Location Close To Amenities
- EPC Rating - C
- Bright And Modern Living Accommodation
- Popular Haslingden Development
- Council Tax Band - B

## Entrance Hall

3'7 x 12'4 (1.09m x 3.76m)

## Reception Room/ Kitchen

26'6 x 12'13 (8.08m x 3.66m)

## Bedroom One

13'8 x 11'7 (4.17m x 3.53m)

## Bedroom Two

11'6 x 6'5

## Bathroom

7'4 x 7'4 (2.24m x 2.24m)



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