Sugdens
Sales & Lettings



Longlands, Idle,

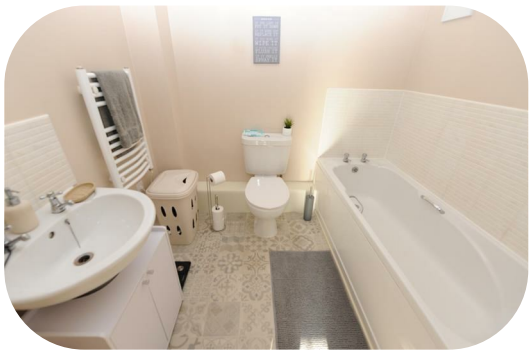
£112,500

* * MODERN APARTMENT * * 2ND FLOOR * * TWO BEDROOMS * * NO CHAIN * *
* * TWO BATH/SHOWER ROOMS * * ALLOCATED PARKING * * CLOSE TO AMENITES * *
* * JULIETTE BALCONY * * OPEN PLAN LIVING * *

Situated in the hear of Idle Village with views up the high street is this delightful two bedroom purpose built apartment. Benefits upvc double glazing, electric heaters and briefly comprises communal entrance, staircase to 2nd floor, reception hall, open plan lounge/kitchen. Two bedrooms (master with ensuite shower room) plus house bathroom. Outside are communal garden and allocated parking.







Communal Entrance
Access via Intercom.

Hallway

Open Plan Lounge / Kitchen
20'7" x 13'4" (6.27m" x 4.06m")
Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven & hob with extractor and plumbing for auto washer.
Lounge area with Juliette balcony.



Bedroom One
8'7" x 10'6" (2.62m" x 3.20m")
Electric storage heater.



Bedroom Two
10'9" x 11'1" max (3.28m" x 3.38m" max)
Fitted wardrobes and electric storage heater.

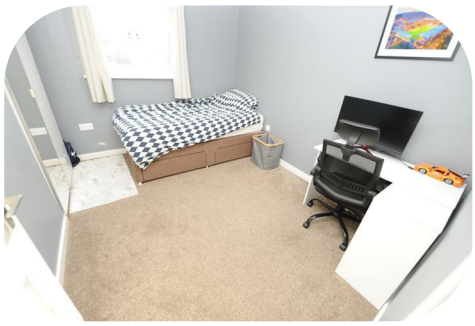
En Suite Shower Room
Three piece suite comprisign shower cuiblice, low flush wc and pedestal wash basin.

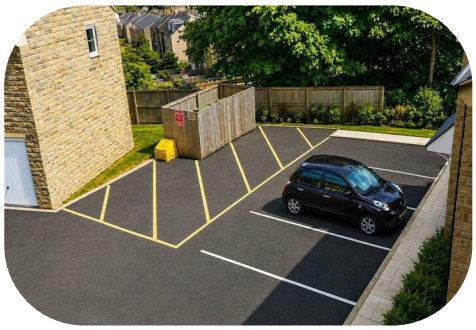


Bathroom
White three piece suite comprising panel bath, low flush wc, pedestal wash basin, part tiled and heated towel rail.

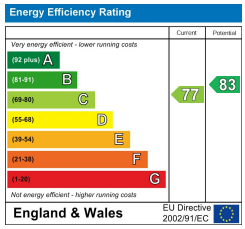
Council Tax Band
B

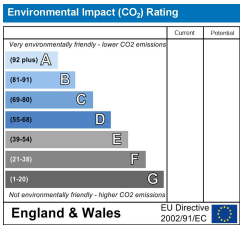
Tenure
LEASEHOLD. We have been advised by the seller the service charge is £350 per quarter and the ground rent is £195 per annum. There is around 134 years remaining on the lease.





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.





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