



## PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive  
Foulridge  
Colne  
Lancs  
BB8 7NX

# Apartment No 14 The Court Yard Colne

£515 Per Month

- Two bedroom luxury apartment
- Unique NEW development
- Constructed to the highest standard
- Allocated private parking
- Video door entry system
- Good access to motorway network and local amenities

Apartment 14



Tel / Fax : **01282 864315** Mobile: **07851 867340**

Web Site : [www.pad-2-let.co.uk](http://www.pad-2-let.co.uk)

E-Mail : [info@pad-2-let.co.uk](mailto:info@pad-2-let.co.uk)

Proprietor: Pauline Ann Davies

UKALA



# PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive  
Foulridge  
Colne  
Lancs  
BB8 7NX

## Overview

Two bedroom luxury apartment set within this new unique development "The courtyard". Located on the first floor, finished to the highest of standards and comprises of spacious open plan living room, quality modern fitted kitchen and bathroom suites, central heating, double glazing, secure video entrance system, allocated private parking, communal grounds with beautifully constructed courtyard. "The courtyard" development is conveniently located within easy access to M65 motorway network, town centre amenities, train and bus stations.

## Accommodation

### First floor

#### Entrance Hall (6.72m, 5.16m x 1.23m)

Entrance to the property is via a uPVC partial double glazed door which accesses an "L" shaped entrance hall, laminate wood flooring, smoke detector, LCD thermostatic central heating control unit, radiator with thermostatic control, access to bedrooms 1 & 2, bathroom and open plan living room / kitchen, storage cupboard.

#### Living room / Kitchen (5.88m x 8.38m)

Open plan living room and kitchen, uPVC double glazed windows.

#### Kitchen

Fully fitted kitchen comprising of CDA / Hotpoint electric fan oven, CDA / Hotpoint hob, Cooker extraction fan, Stainless steel 1 ½ bowl and drainer, dual lever filler tap, Halogen down-lighting, cabinet down-lighting, laminate wood flooring.

#### Living room

Laminate wood flooring, television & telephone sockets, double radiator with thermostatic control, video entry system.

#### Bathroom

Fully fitted bathroom which comprises of fully tiled walls and floor, white three piece suite, WC with push button flush, single basin and pedestal with chrome-plated modern mono lever basin mixer, acrylic shower bath with curved glass / chrome screen and chrome-plated dual lever bath filler, chrome plated towel radiator, halogen down-lighting.

#### Bedroom 1 (3.97m x 3.93m)

Laminate wood flooring, radiator with thermostatic control, uPVC double glazed window, fitted cupboard which houses the combined electric boiler.

#### Bedroom 2 (3.44m x 3.97m)

Laminate wood flooring, radiator with thermostatic control, uPVC double glazed window.

## External

- Allocated parking
- Communal grounds and court yard with walkways

## Further information

- Stair and lift access to upper floors
- Remote control secure access gates
- "Commax" Video entrance system
- Smoke detector
- "Electro Max" combined electric boiler and direct water heater (Wet central heating system) operating on the economy 7 and 10 tariffs.

## Services

Electric, Water, Television & telephone socket

## Deposit Required

Bond – Equivalent to one month rent

Rent – One month in advance

## Council tax

Band TBC

## Viewing

By appointment through our office

Applicants who wish to view any of the properties or require any further information should do so by contacting us by telephone, fax or e-mail.

Appointments arranged at mutually convenient times 7 days a week.

Please note that all tenancies require:-

- Rent to be paid one calendar month in advance
- A bond equivalent to one months rent is required.
- Applicants must be a minimum of 21 years of age
- References from employers, bank, previous landlord (if applicable) and personal references may be required



# PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive  
Foulridge  
Colne  
Lancs  
BB8 7NX





# PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

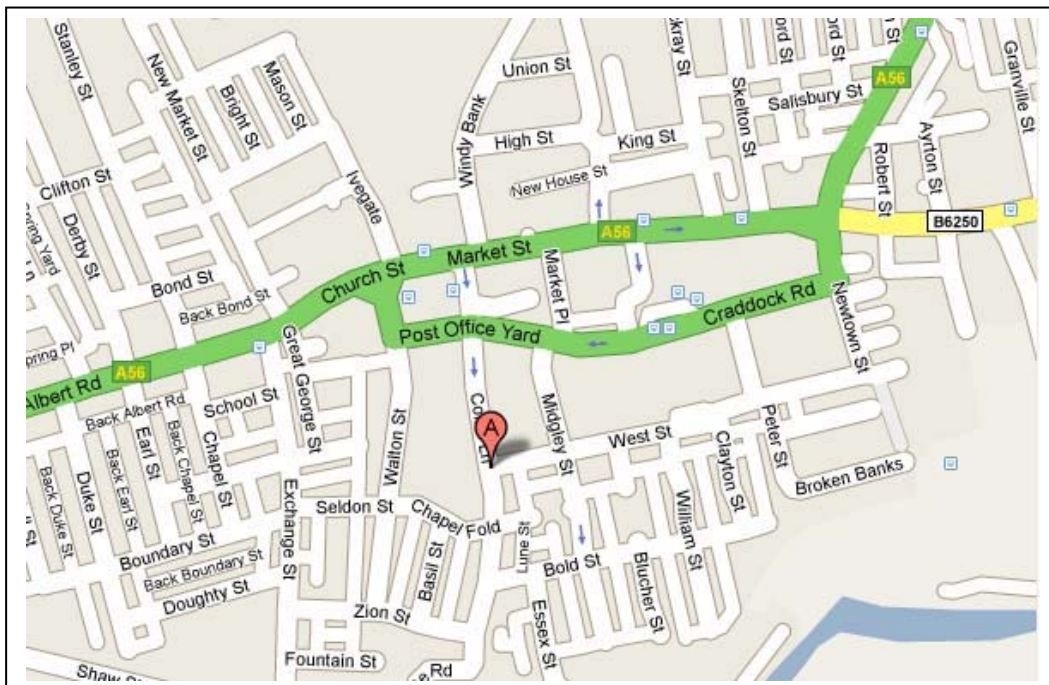
1 Pasture Drive  
Foulridge  
Colne  
Lancs  
BB8 7NX

## Location Maps

## Town location map



## Street location map



**Disclaimer** – Whilst we endeavour to ensure that our property brochures are accurate and reliable based upon the information supplied, these particulars are published as a guide to the property and accuracy cannot be guaranteed. Neither the particulars nor any statement made by or on behalf of PAD-2-LET Limited is intended to form part of a contract, rental agreement or warranty. Any intending purchasers or tenant must satisfy themselves by inspection or otherwise as to the accuracy of each of the statements contained within these particulars.



PAD-2-LET Limited is a member of the “UK association of letting agents”