



## PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive  
Foulridge  
Colne  
Lancs  
BB8 7NX

# Apartment No 7 The Court Yard Colne

£460 Per Month

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



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

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UKALA



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## Overview

Two bedroom luxury bungalow set within this new unique development "The courtyard". Located on the ground floor, finished to the highest of standards and comprises of spacious open plan living room with Juliet balcony, 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

### Ground floor

#### Entrance Hall (2.76m, 2.44m x 1.22m)

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, video entry system, access to bedroom 1,2, bathroom and open plan living room / kitchen.

#### Living room / Kitchen (3.54m x 6.25m)

Open plan living room and kitchen, uPVC double glazed windows, Velux window,

#### 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, Juliet style balcony with south views.

#### 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 (3.90m x 3.20m)

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

#### Bedroom 2 (2.79m x 5.10m )

Laminate wood flooring, radiator with thermostatic control, uPVC double glazed bay style 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



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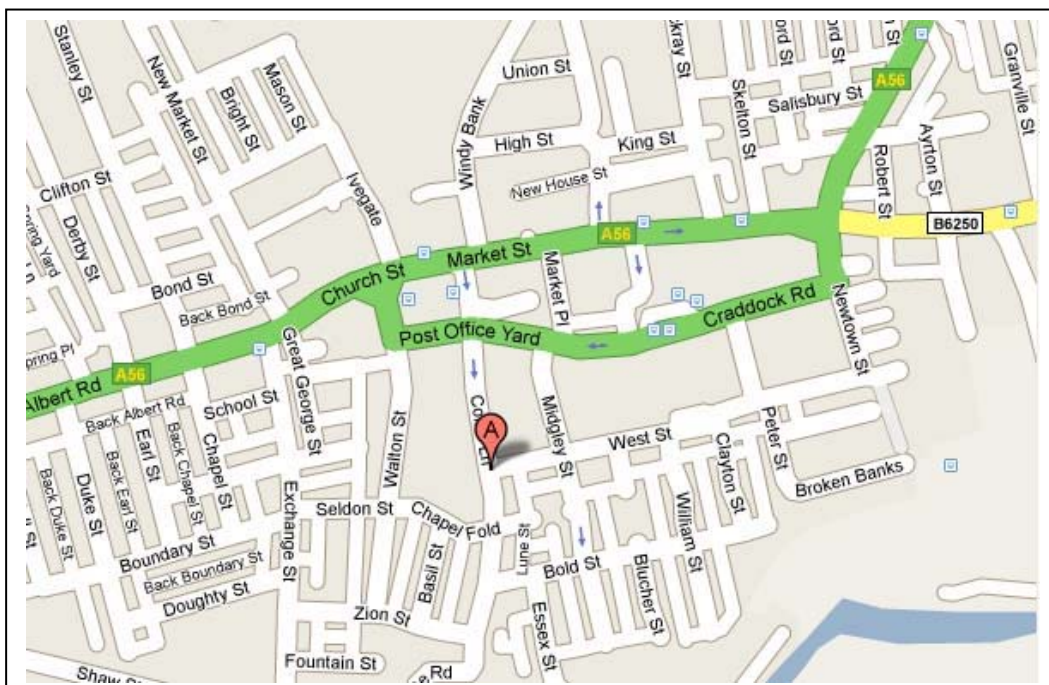
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## Location Maps

## Town location map



## Street location map



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