



## Longlands, Idle, Offers Over £110,000

**\*\* IMMACULATE \*\* GARAGE \*\* MODERN KITCHEN & BATHROOM \*\* REAR VIEWS \*\***

Occupying a much sought after location close to Idle village, is this very well presented modern one bedroom apartment.

Benefits from upvc double glazing, electric heating and alarm system.

The 'ready to move into' accommodation is available with no onward chain and briefly comprises entrance, large modern open plan lounge/kitchen, one bedroom and a modern bathroom.

To the outside there is allocated parking and integral garage beneath the apartment.



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### Entrance

Access to integral garage. Staircase leading to the first floor accommodation.

### Open Plan Lounge/Kitchen

16'11" x 20'8" (5.16m x 6.30m)

Lounge area has a modern Calor wall mounted gas fire.

Kitchen area is fitted with a range of modern high gloss wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, part tiled walls, two electric heaters.

### Bedroom

11'2" x 10'2" (3.40m x 3.10m)

With electric heater.

### Bathroom

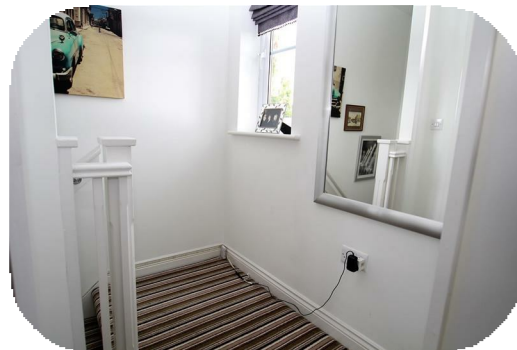
Three piece modern white suite, part tiled walls and heated towel rail.

### Exterior

There is a parking space leading to the garage, together with communal gardens to the rear.

### Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street onto the High Street, take the immediate right onto Longlands, take the immediate right into the car park behind the Elm Tree House apartment block, and the property will be seen straight ahead.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                             | 57      | 58        |                                                                 | 61      | 61        |

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