

## **11 Ivegate, Colne, BB8 9BH**



**New Price:   £79,950**

A stylish and modern first floor apartment providing immaculate two bedroomed accommodation in a central location within walking distance of the town centre and having easy access to the motorway network. The apartment offers lovely open plan living with lounge, dining area and fully fitted kitchen. DG & wall mounted Heatstore wall heaters. Internal viewing is highly recommended. Externally parking is allocated for 1 car.

## ACCOMMODATION

### First Floor:

#### Entrance Hall

Wall mounted electric heater, built in cupboard housing hot water cylinder with shelving, laminate wood floor.

#### Lounge/kitchen diner

**18'8" x 14'0" (5.69m x 4.27m)** Fully fitted kitchen area in beech comprising of wall and base units to include built in electric stainless steel electric oven and inset four ring ceramic hob, chimney style extractor, inset stainless steel sink/drain, tile splash back, plumbing for an automatic washing machine, intercom system, laminate wood floor.

#### Lounge Area

Hardwood double glazed window, wall mounted electric heater, television point, telephone point, laminate wood floor.



#### Bedroom 1

**11'5" x 9'5" (3.48m x 2.87m)** Hardwood double glazed window, wall mounted HeatStore wall heater, television point laminate wood floor.

#### Bedroom 2

**11'4" x 7'9" (3.45m x 2.36m)** Hardwood double glazed window, telephone point (separate line), wall mounted HeatStore heater, laminate wood floor.

## Bathroom

Three piece suite in white comprising of a panel bath with a shower and shower screen, pedestal wash basin, low level w.c, tile splash back, expel air, wall mounted fan heater, laminate wood floor

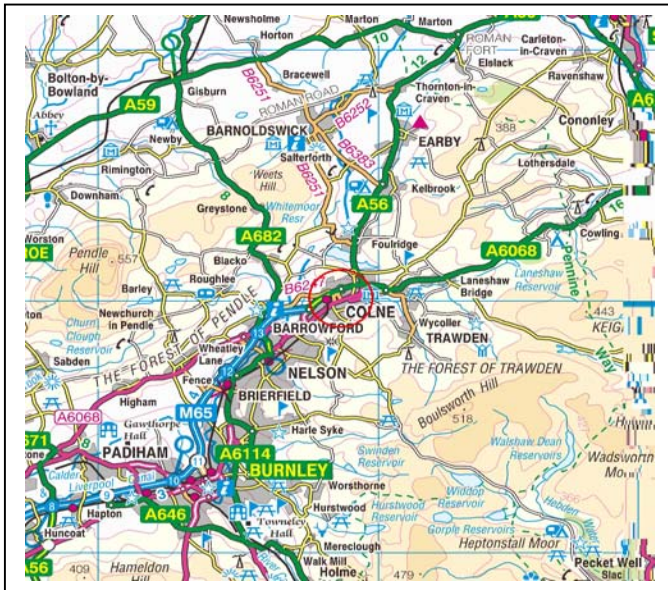


## Externally

Allocated parking for one car.

## Viewing

By appointment through Broden Lloyd



## Services

Mains services of electric and water. The heating system, electrical appliances and fixtures and fittings included in the sale, have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

## Energy Performance Certificate



Flat 11,  
Ivegate Mews,  
Ivegate,  
COLNE, BB8 9DH

Dwelling type: Mid-floor flat  
Date of assessment: 19 June 2008  
Date of certificate: 19 June 2008  
Reference number: 8778-6526-4250-8811-6092  
Total floor area: 47 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-100)	A			(91-100)	A		
(81-90)	B			(81-90)	B		
(71-80)	C	75	83	(71-80)	C	78	78
(61-70)	D			(61-70)	D		
(51-60)	E			(51-60)	E		
(41-50)	F			(41-50)	F		
(1-40)	G			(31-40)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Mortgage Services

Broden Lloyd in partnership with Prime Mortgage Solutions offer a full mortgage advisory service. We are able to access all lenders and offer quotations or general advice in our office or in the comfort of your home. No Brokers fee charge.

**Your home is at risk if you do not keep up payments on a mortgage or other loan secured against it.**

### Disclaimer:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Broden Lloyd or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Broden Lloyd nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.