



Est 2002

# Broden Lloyd

Lettings & Property Management

# BL



**11 Ivegate Mews, Colne BB8 9DH**

**£550 PCM**

New to the market is this modern apartment close to all shops and amenities in the busy town center of Colne. It consists of a kitchen/lounge with a modern beech kitchen with built in appliances, an electric wall mounted fire and laminate wooden floor. The two bedrooms have new fitted grey carpets. The bathroom consists of a white suite and chrome fittings and fixtures. Externally, there is a parking space for one car.

EPC- C

## 11 Ivegate Mews, Colne BB8 9DH



**Room information:****Lounge/Kitchen: 5.69m x 4.27m (18' 8"ft x 14' 0"ft)**

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/drainer, 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 One: 3.48m x 2.87m (11' 5"ft x 9' 5"ft)**

Hardwood double glazed window, wall mounted HeatStore wall heater, television point and new grey carpets.

**Bedroom Two: 3.45m x 2.36m (11' 4"ft x 7' 9"ft)**

Hardwood double glazed window, telephone point (separate line), wall mounted Heat Store heater and new grey carpet.

**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:**

Parking for one car.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	← 74	→ 83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a 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.