



Longlands Idle

Asking Price

£129,995

NO UPWARD CHAIN

UNIQUE DETACHED FIRST FLOOR APARTMENT

ELECTRIC HEATING & UPVC DG

SUPERB OPPORTUNITY FOR A RETIRED PERSON TO LOCK UP AND GO
PLACES SECURE PROPERTY

GARAGE AND DRIVE
PARKING

ALARMED

NO CHAIN

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We are delighted to offer this 5 year old detached first floor apartment, which is displayed with quality fittings throughout, and has been much improved by the one owner from new. Comprising, ground floor entrance, alarm, stairs to landing hall, modern fitted breakfast kitchen with bar stools, Whirlpool stainless steel extractor over a 4 ring hob and built in electric oven, integrated auto-washer dryer, lounge with storage cupboard, double bedroom, loft access with drop down ladder and light, modern fitted bathroom suite in white with double shower facility over the bath, electric heating, Upvc dg, alarm, externally, drive and parking to the front, small garden frontage. There is a rear area which the vendor has lovingly created as a garden area, which can be explained upon viewing. **Leashold 155 years since 2008. Â£45 PER QTR FOR GROUND RENT, Â£45 PER QTR FOR MAINTENANCE TO INCLUDE BI AND WINDOWS WASHED.** Stunning single person/couples property, within walking distance of the local shops and bus stops, plus Medical Centre just up the road. **VIEWING ESSENTIAL.**

Entrance: Door leads into vestibule, alarm, electric heater, stairs to landing, Upvc dg widow to rear.

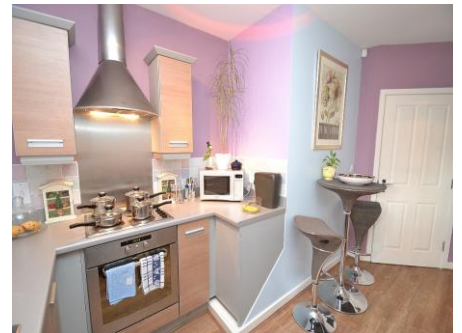
Kitchen: 12'5 x 9'2. Fitted range of modern contemporary units with work tops and tiling above, Whirlpool extractor over a 4 ring electric hob and built in electric oven all by Whirlpool in stainless steel, Upvc dg window to front, stainless steel sink, space for a fridge and freezer, integrated Whirlpool auto-washer dryer.

Lounge: 16'11 x 11'2. Upvc dg widow to front & rear, Portugese Limestone fireplace with electric living flame coal effect fire, two electric heaters in covers, foyer area with storage cupboard.

Bedroom: 11'1 x 10'4. Upvc dg window to front, electric heater with cover, access into the roof space with drop down ladder.

Bathroom: 6'9 x 6'4. Three piece suite in white, shower screen, chrome shower unit plus mixer tap, heated chrome towel rail, frosted Upvc dg window, extractor.

Externally: Under apartment good size single garage, light & power, plus wall mounted Rolec electric car re-charging point, includes an internal door with hidden storage, up & over door, drive and additional parking to the front, small garden frontage, electric lighting, side gated access. The owner has a piece of land which is no mans land, not going to be reclaimed, and approved for release by the church and developers. A lovely garden has been created here, and has approximately 2 MONTHS in which it can be claimed to belong to this property. Not on the lease but will be assigned after 7 years from 2008.



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All measurements have been taken using electronic measuring devices and are only approximate.

MARTIN S.
ESTATE AGENTS
LONSDALE



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