Sugdens
Sales & Lettings



Javelin Close, Idle,

£140,000

* FIRST FLOOR APARTMENT * TWO BEDROOMS * REAR VIEWS *
* ALLOCATED PARKING * GOOD SIZED BATHROOM * POPULAR LOCATION *
* CLOSE TO FIVE LANE ENDS SHOPS *

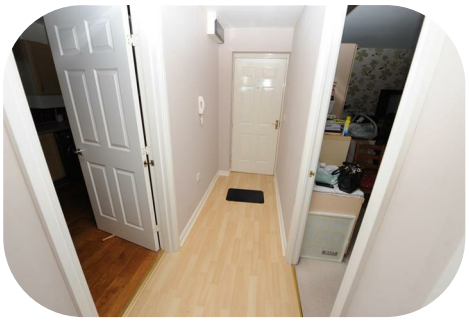
Delightful two bedroom first floor apartment.
Benefits from gas central heating, upvc double glazing and briefly comprises communal entrance accessed via intercom, reception hall, lounge, kitchen, two bedrooms and modern bathroom white four piece suite.
To the outside there are communal gardens and allocated parking.







Communal Entrance
Accessed via intercom.



Reception Hall
With radiator and store cupboard.

Lounge
14'10" x 16' (4.52m x 4.88m)
With a coal effect electric fire in modern fireplace surround, radiator and bay window.



Kitchen
11'9" x 9'3" (3.58m x 2.82m)
Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge, freezer, part tiled walls.

Bedroom One
13'5" x 9'3" (4.09m x 2.82m)
With radiator and wardrobe.



Bedroom Two
10'1" x 12'10" (3.07m x 3.91m)
With radiator.

Bathroom
Modern white four piece suite, part tiled walls and radiator.

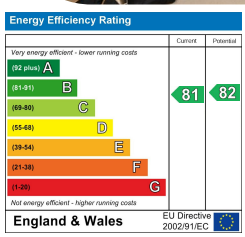
Exterior
To the outside there are communal gardens and allocated parking.

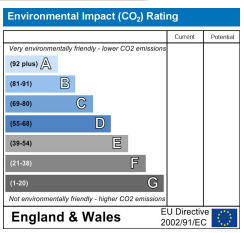


Directions
From our office in Idle village take the left onto Idlecroft Road, turn right onto Bradford Road, at the roundabout take the 3rd exit onto Javelin Close, turn right to stay on Javelin Cl and the property will be seen displayed via our For Sale board.

TENURE
LEASEHOLD. 127 years remain on lease. Ground rent is £140 per annum (payable every 6 months). Service charge is £1080 approx. (£80 - £90 per month)







Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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