Sugdens
Sales & Lettings

Santa Monica Grove, Idle,

£75,000

* FIRST FLOOR APARTMENT * ONE BEDROOM * NO ONWARD CHAIN *
* MODERN BATHROOM * POPULAR LOCATION * IDEAL STARTER HOME/INVESTMENT *
Available with no onward chain and easy to maintain, is this delightful one bedroom first floor flat.
Benefits from gas central heating and upvc double glazing.
The accommodation briefly comprises entrance - with stairs to first floor, lounge, kitchen, bathroom and bedroom.
To the outside there is a small garden area and parking.

Entrance
With stairs to First Floor.

Lounge
15'5" x 9'5" (4.70m x 2.87m)
With radiator.

Kitchen
5'1" x 9'4" (1.55m x 2.84m)
Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, part tiled walls and radiator.

Bedroom
11'8" narrowing to 6'3" x 11'2" narrowing to 7'5" (3.56m narrowing to 1.91m x 3.40m narrowing to 2.26)
With radiator and wall cupboard.

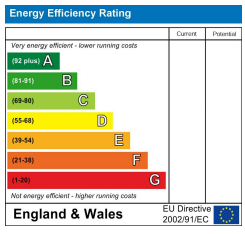
Bathroom
Three piece white suite, tiled walls.

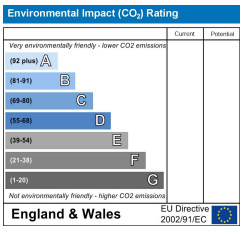
Exterior
To the outside there are communal gardens and parking.

Directions
From our office in Idle village take the left onto Idlecroft Rd, turn right onto Ley Fleaks Rd, left onto Highfield Rd, turn right onto Santa Monica Rd, left onto Santa Monica Grove and the property will shortly be seen displayed via our For Sale board.

TENURE
LEASEHOLD. Details to be confirmed.

Council Tax Band
A





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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