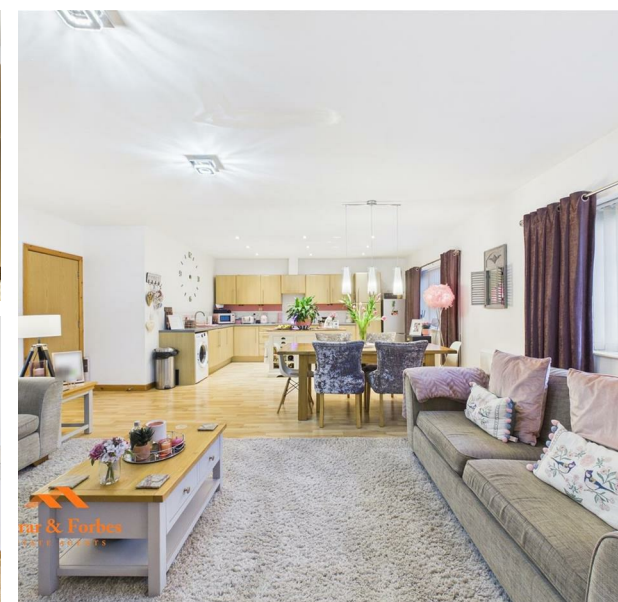


15 The Courtyard Colne Lane, Colne, BB8 0DY
Offers over £100,000
Council Tax Band:



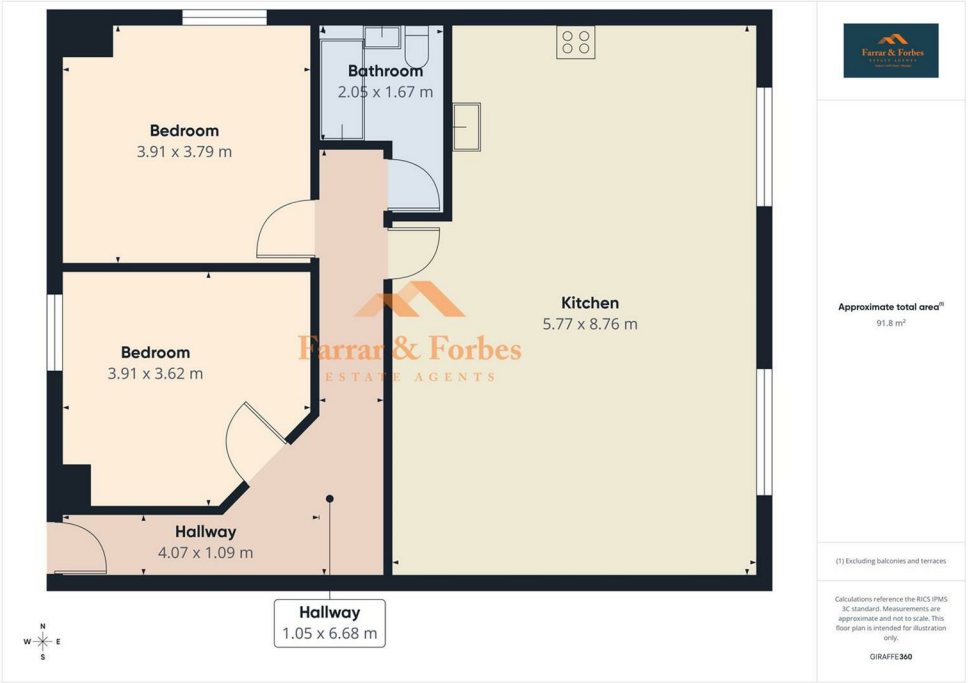
The Courtyard is a beautiful and well-established community, made up of a mix of bungalows and apartments. This spacious two-bedroom, first-floor apartment is set within secure, landscaped grounds, conveniently located close to Colne Town Centre and just a short drive from M65 links to Manchester.

Upon entering the property, an L-shaped hallway provides access to all rooms. There are two generously sized double bedrooms, along with a modern three-piece bathroom suite comprising a low-level WC, pedestal hand wash basin, and a panelled bath with overhead shower and white tiled splashback.

The apartment’s standout feature is the impressive open-plan kitchen and living area, offering a bright and versatile. The kitchen is arranged in an L-shape and currently includes a moveable island, along with an electric oven, hob, and circulator hood. There is ample room for a family dining table, seamlessly flowing into the living area. Large windows flood the space with natural light, creating an airy and welcoming atmosphere.

The property benefits from electric storage heaters and solar panels, enhancing energy efficiency. Externally, residents can enjoy beautifully maintained communal gardens that truly come into bloom during the summer months, along with a strong sense of community and stunning surrounding views.

The apartment also includes a secure parking space with an electric up-and-over door, operated via key fob. The service charge is £100 PCM covers buildings insurance, structural elements, roof, grounds maintenance, and general upkeep of the complex.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	