

£975  
pcm



**JONSIMON**  
ESTATE AGENTS

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### Features

- Stunning Two Bedroom Apartment
- Two Double Bedrooms
- Modern En-Suite Shower Room & Family Bathroom
- Allocated Off Road Parking Plus Visitors Spaces
- Prime Location in the centre of Ramsbottom
- Open Plan Living Room & Kitchen with Breakfast Bar
- Exceptional Standard Throughout
- Fitted Wardrobes to Both Bedrooms
- Gas Central Heating & Double Glazed
- EPC Rating - C
- Viewing highly recommended and is strictly by appointment only

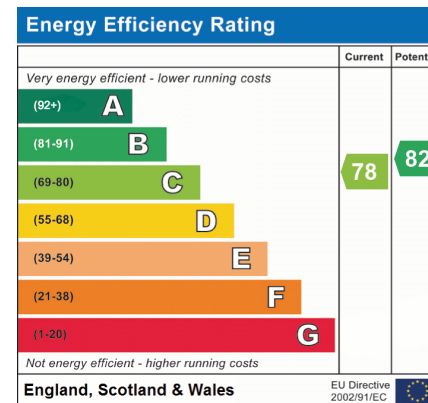
## Summary of Property

**\*\* AVAILABLE IMMEDIATELY \*\*** A stunning apartment in this sought after development in the centre of Ramsbottom Village, situated close to amenities and the motorway network. The apartment is unfurnished with high end of fixtures and fittings and it is finished to an exceptional standard throughout. Benefits of the apartment are; private allocated parking, fitted wardrobes, en-suite to main bedroom, integrated appliances in the kitchen including dishwasher and microwave, gas central heating run off a combi boiler, double glazing, intercom system and Juliette balcony. The accommodation briefly comprises; entrance hallway, storage cupboard, two bedrooms (main with en-suite shower), separate bathroom, large open living room/modern kitchen with breakfast bar and stool. To the outside there is allocated parking for one car and communal gardens. Viewing is strictly by appointment only via our Ramsbottom office.

Tenancy Deposit - £975.00

Tenancy Term - Minimum 6 months

Council Tax Band - B



### Local Authority

Bury Council  
 Band B  
 Tax Band Amount: £1695.21

## Room Descriptions

### Top Floor

#### Entrance Hallway

With secure intercom entry system, Cloaks storage cupboard.

#### Lounge

Wall mounted radiator, two ceiling light points, French doors to a south facing Juliet balcony, and uPVC double glazed window.

#### Kitchen/Diner

Two ceiling light points, wall mounted radiator, wall and base units, gas hob with stainless steel cooker hood, stainless steel sink, uPVC double glazed window, integrated double oven, washer, dishwasher and fridge/freezer, plumbed for washing machine, splash back tiles, and boiler cupboard.

#### Bedroom One

Fitted wardrobes and units, ceiling light points, radiator and uPVC double glazed windows.

#### En-Suite Shower Room

Wall mounted radiator, extractor fan, modern walk-in shower, wash hand basin, WC, and ceiling points.

#### Bedroom Two

Ceiling light points, radiator, uPVC double glazed windows, and finished with built in wardrobes.

#### Bathroom

Modern three piece suite of bath, WC, wash hand basin, part wall tiles, large vanity mirror, four spotlights, extractor fan, wall mounted radiator.

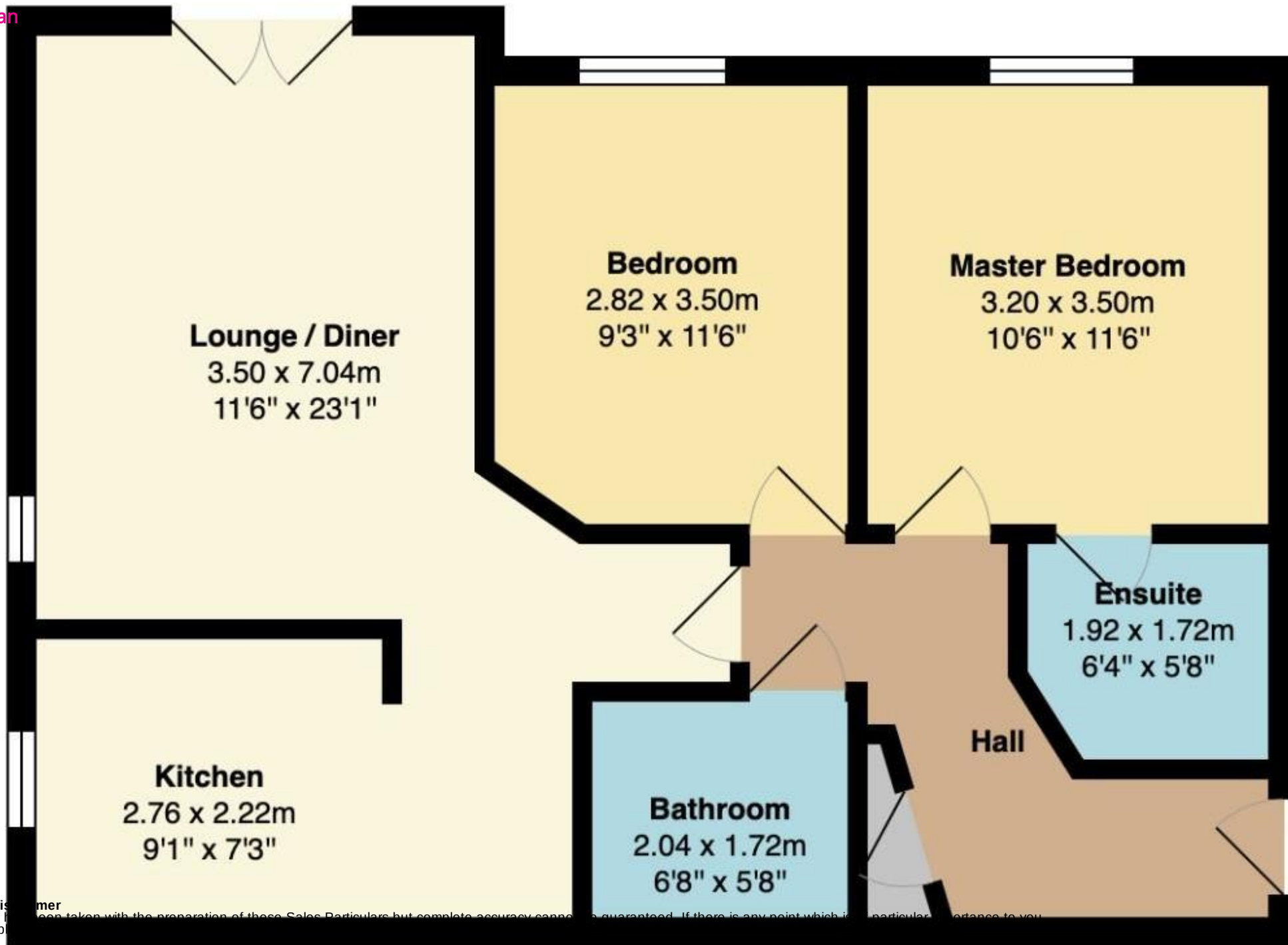
### Outside

#### Parking

The property is set in communal gardens with allocated parking space and visitor parking.



Floorplan



**General Disclaimer**  
Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please refer to the relevant documents.

**Measurements**  
All measurements quoted are approximate.

**Fixtures, Fittings & Appliances**  
The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.