

£118,000  
Leasehold



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### Features

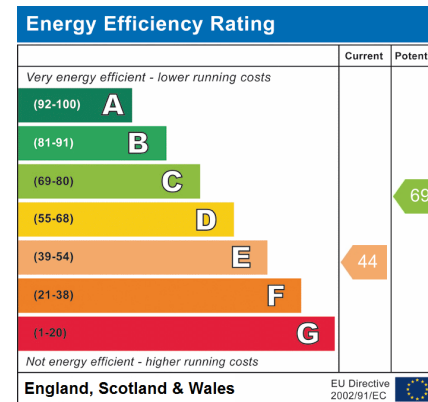
- Ground Floor Apartment In The Middle of Ramsbottom
- Superb Open plan Living
- Modern fitted kitchen & Entrance hallway
- Fully double glazed & electric heating
- Modern three piece white shower room
- Double bedroom
- Private allocated parking
- EPC Rating - E
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* SET IN THE HEART OF RAMSBOTTOM VILLAGE \*\* ALLOCATED PARKING \*\*** An immaculately presented and deceptively large ground floor apartment, set within an attractive stone building, formerly a Woollen Mill, situated just off Kay Brow only a short distance from Ramsbottom centre shops, bars and restaurants. This apartment is the larger style in this development and is ideally suited to first time buyers or buy to let investors. The property is offered with the usual benefits from double glazing and electric heating. The accommodation briefly comprises; main entrance, inner hall, open plan living room, modern fitted kitchen, double bedroom with storage cupboard and a modern three piece shower room. Outside there are private parking facilities and shared gardens. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold - Lease end date: 01/01/2993

Bury Council: Council tax band: A £1703.43 Approx.



### Local Authority

Bury Council  
 Band A  
 Tax Band Amount: £1703.43

## Room Descriptions

### Ground Floor

#### Hallway

Laminate flooring. Open to:

#### Open Plan Lounge

6.17m x 3.35m - A superb open plan living space, electric wall mounted heater, double glazed window and ceiling spot lights.

#### Open Plan Kitchen

Modern kitchen with a range of base and wall units incorporating breakfast bar, stainless steel double oven, electric hob, inset sink unit, plumbing for automatic washing machine, tiled splash backs, laminate floor.

#### Main Bedroom

3.35m x 2.92m - Plus entrance recess. Inbuilt cylinder cupboard. Double glazed window.

#### Shower Room

2.62m max x 1.60m - Modern three piece white suite comprising large shower cubicle, vanity wash basin, low level w.c., tiled walls, laminate floor.

### Outside

#### Gardens & Parking

Ample parking and bin storage area. Communal gardens.

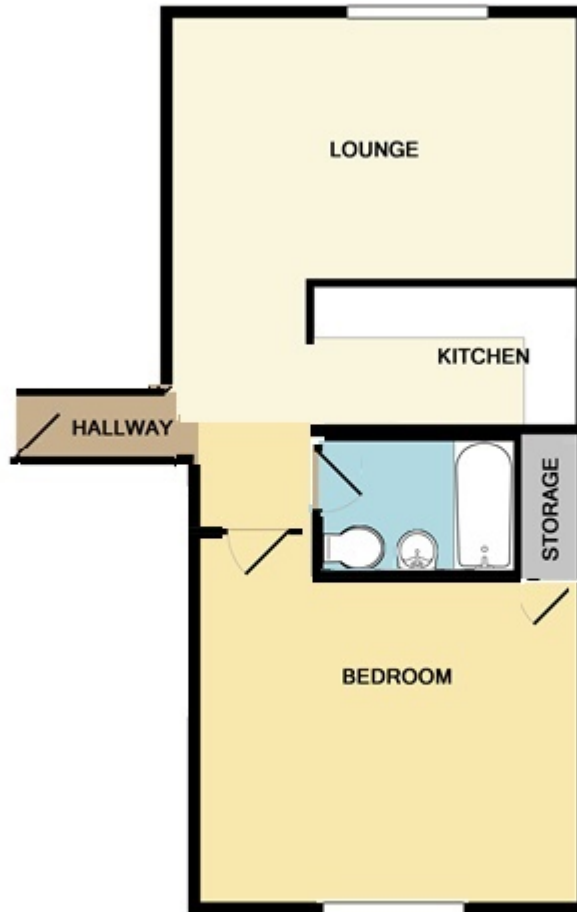
### Management Charges

The annual Management Charge is £2270.40 (£189.20 a Month).

The monthly fee includes, buildings insurance, window cleaning, garden maintenance, exterior and communal area decoration.



## 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, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

### 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.

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