

£155,000
Leasehold



JON SIMON
ESTATE AGENTS



Features

- WELL PRESENTED FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- PRIVATE PARKING
- SPACIOUS LOUNGE & DINING ROOM OVER LOOKING GARDENS
- THREE PIECE SHOWER ROOM
- SOLD WITH NO CHAIN
- ELECTRIC HEATING & FULLY GLAZED WINDOWS
- MODERN FITTED KITCHEN & ENTRANCE HALLWAY
- COMMUNAL LAWN GARDENS
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** TWO DOUBLE BEDROOMS ** SOUGHT AFTER APARTMENT BLOCK ** MUST SEE! **** Kay Brow in Ramsbottom is a well-respected and much sought-after apartment complex, conveniently situated within walking distance of the town center of Ramsbottom and surrounded by meticulously maintained communal gardens. This property is two double bedroom first floor apartment with attractive garden views. The property is kept cozy with electric heating and features PVC double glazing throughout. The layout of this apartment includes a shared main entrance leading to the first floor, where you'll find an entrance hallway, a generously sized living and dining area with a bay window providing scenic views of the gardens, a well-appointed kitchen, two double bedrooms, and a shower room. Notably, this property is available with no onward chain, streamlining the purchasing process. Viewing is highly recommended and strictly by appointment only via our Ramsbottom office.

Service Charge £80pcm

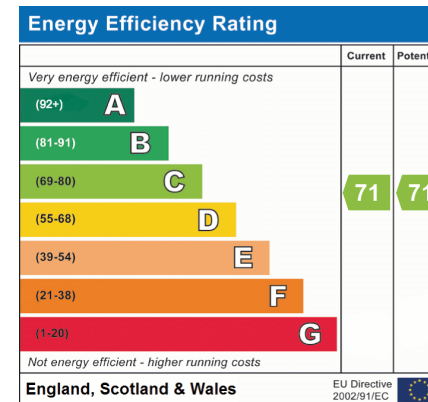
Tenure: Leasehold, Lease end date: 01/01/2974

Annual ground rent: £30 per year

Local Authority/Council Tax: Bury Council: A, Annual Amount: £1609.723 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 73Mbps Upload: 17Mbps



Local Authority

Bury Council

Band A

Tax Band Amount: £1609.72

Room Descriptions

First Floor Apartment

Hallway

Electric wall mounted radiator, large storage cupboards, ceiling coving, wall lights and ceiling point.

Lounge & Dining Room

UPVC double glazed bay window, electric wall mounted radiator, ceiling coving and ceiling point.

Kitchen

A modern range of wall and base units with complementary work services, single bowl sink unit with drainer, four ring electric hob with extractor unit above, electric oven, integrated fridge, freezer, plumbed washing machine, ceiling point and UPVC double glazed window.

Bedroom One

UPVC double glazed window, electric wall mounted radiator, ceiling coving and ceiling point.

Bedroom Two

UPVC double glazed window, electric wall mounted radiator, fitted wardrobes, ceiling coving and ceiling point.

Shower Room

A modern three-piece white suite comprising of a large walk-in shower unit with electric shower, low level WC, wash hand basin with storage cupboard underneath, part tiled walls, tiled flooring, extractor unit, ceiling point and storage cupboard.

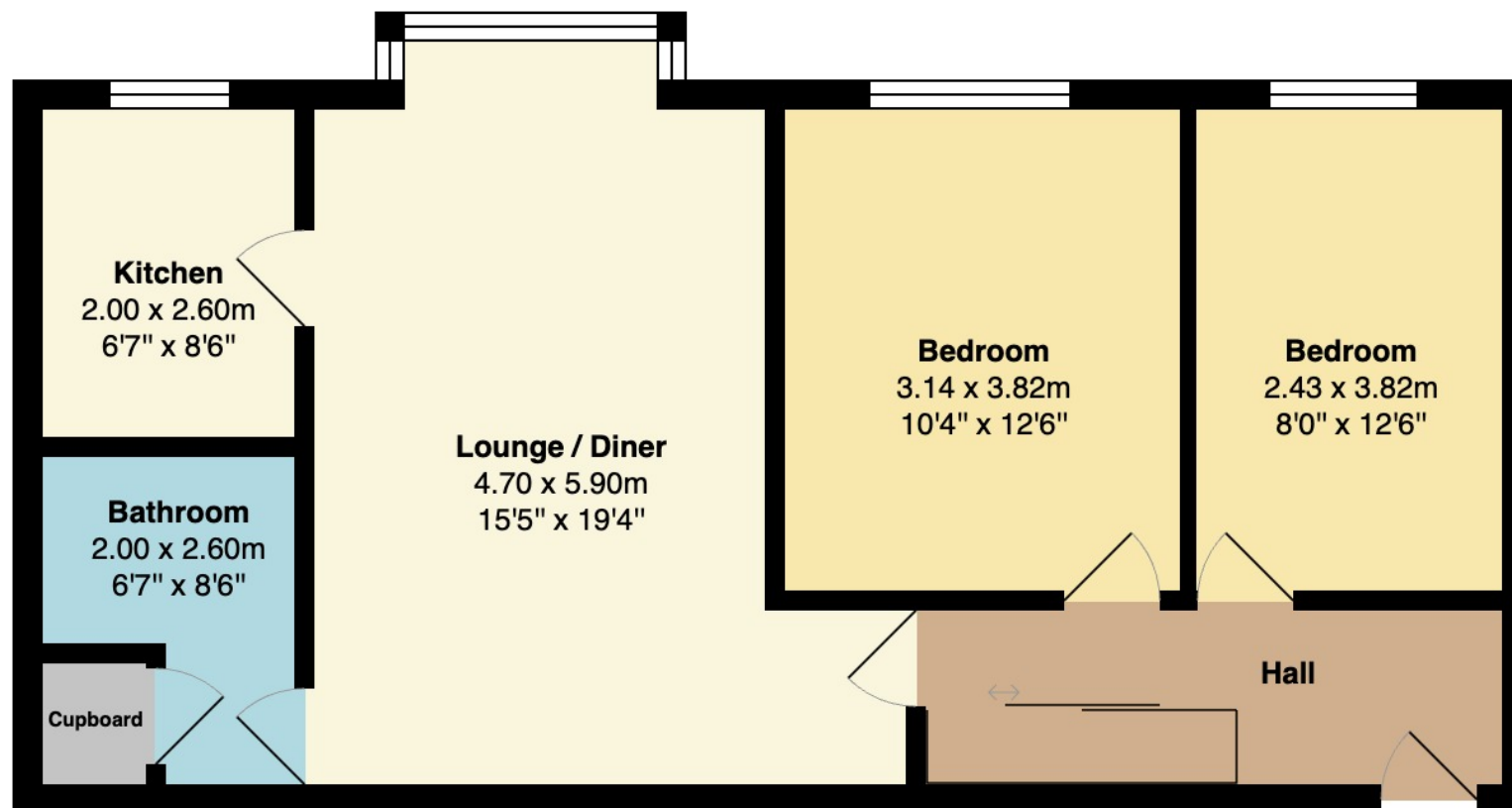
Outside

Parking & Communal Gardens

There are private parking facilities and well maintained communal gardens.



Floorplan



Ground Floor
Area: 63.3 m² ... 681 ft²

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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk