

£340,000  
Leasehold



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## Apartment 11 Hawkshaw Lodge, Kerry Hill, Hawkshaw, Bury, Lancashire BL8 4GT



### Features

- Luxury First Floor Apartment In Hawkshaw Village
- Two Double Bedrooms
- Vacant Possession, Sold With No Onward Chain
- Contemporary Fitted Kitchen with Built-in Appliances
- Walk-in Wardrobe To Main Bedroom & Fitted Wardrobes To Bedroom Two
- Designer "Villeroy and Boch" En-Suite Bathroom & Shower Room
- Allocated Parking Space & Visitors Spaces
- Alarmed and Supremely Secure
- Stunning Panoramic South and Westerly Views of the Rolling Countryside
- Gas Central Heated & Double Glazed Windows
- Viewings is an absolute must and is strictly by appointment only

### Summary of Property

**\*\* LUXURY TWO DOUBLE BEDROOM APARTMENT \*\* SPECTACULAR PANORAMIC SOUTHERLY VIEWS, STRETCHING ACROSS FARMLAND AND BEYOND \*\* SOLD WITH NO CHAIN \*\* LIFT ACCESS TO ALL FLOORS \*\* MUST SEE!! \*\*** Set within the picturesque countryside of Hawkshaw, this stunning two double bedroom residence offers exceptional craftsmanship, luxurious interiors, and breathtaking panoramic views—perfect as a lock-up-and-leave home. Benefitting from excellent commuter links, highly regarded schools nearby, and a peaceful rural setting, the property delivers an enviable balance of convenience and tranquillity. The accommodation opens into a spacious entrance hall with Karndean Art Select flooring and impressive high ceilings. The generously sized lounge is bright and airy, featuring five large windows with south- and west-facing countryside views, bespoke window seats, and a contemporary wall-mounted CVO open-flame fire. This space flows seamlessly into the stylish open-plan kitchen, fitted with sleek black high-gloss units, Silestone work surfaces, a Franke boiling water tap, and a full range of Neff integrated appliances. The dual-aspect main bedroom enjoys elevated ceilings, stunning views, a walk-in dressing room, and a luxury Villeroy & Boch en-suite bathroom. The second double bedroom features lofted ceilings, countryside views, and bespoke Hammonds wardrobes. A spacious Villeroy & Boch shower room completes the accommodation. Ideally located less than 10 minutes from Ramsbottom and 15 minutes from Bury, Hawkshaw Lodge is surrounded by scenic countryside walks, local amenities, leisure facilities, and popular village pubs—offering the perfect blend of rural living and modern accessibility. Viewing is highly recommended to fully appreciate this stunning apartment; only an internal inspection truly showcases why it is one of the finest properties within this exceptional development. Viewings are strictly by appointment through our Ramsbottom office. The property is offered with no onward chain and vacant possession.

Tenure: Leasehold - 999 years (The freehold is owned by the residents of Hawkshaw Lodge, who are shareholders in the Hawkshaw Lodge Management Company)

Ground Rent: £125.00 per year. Service Charge: £175.00 per month (£2100.00 a year)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### Local Authority

Bury Council

Band D

Tax Band Amount: £2414.58

## Room Descriptions

### First Floor Apartment

#### Entrance Hallway

Karndean flooring, intercom system, ceiling spot lights, radiator and two storage cupboards.

#### Lounge

Bright double glazed windows to two aspects, window seats, CVO wall mounted gas fire, radiator and ceiling point.

#### Dining Kitchen

Featuring sleek black high-gloss wall and base units, the kitchen is finished with luxurious Silestone work surfaces and matching upstands. A Franke inset sink with a boiling water tap and water filter adds convenience, while top-of-the-line Neff appliances, including a five-burner gas hob, electric oven, combi oven, integrated fridge-freezer, dishwasher, and washer-dryer, cater to all your culinary needs. Double glazed side windows.

#### Bedroom One

Double glazed rear windows, radiator and ceiling point.

#### Walk-in Wardrobe

Fully fitted shelves and wardrobes which provide ample storage and ceiling point.

#### En-Suite Bathroom

A designer 'Villeroy & Boch' deep bath with a mixer tap shower, a sleek hand washbasin set within a white high-gloss vanity unit, and a low-level WC. Finished with dark cream tiles accented by a vertical dark brown feature tile, this space exudes sophistication.

#### Bedroom Two

Double glazed window, radiator, fitted with a range of bespoke Hammonds wardrobes and a desk unit and ceiling point.

#### Shower Room

Fully tiled with sandy cream walls and a black feature tile, the space is equipped with a walk-in double shower, hand washbasin, and low-level WC. A chrome heated towel rail and ceramic tiled flooring complete the modern design.

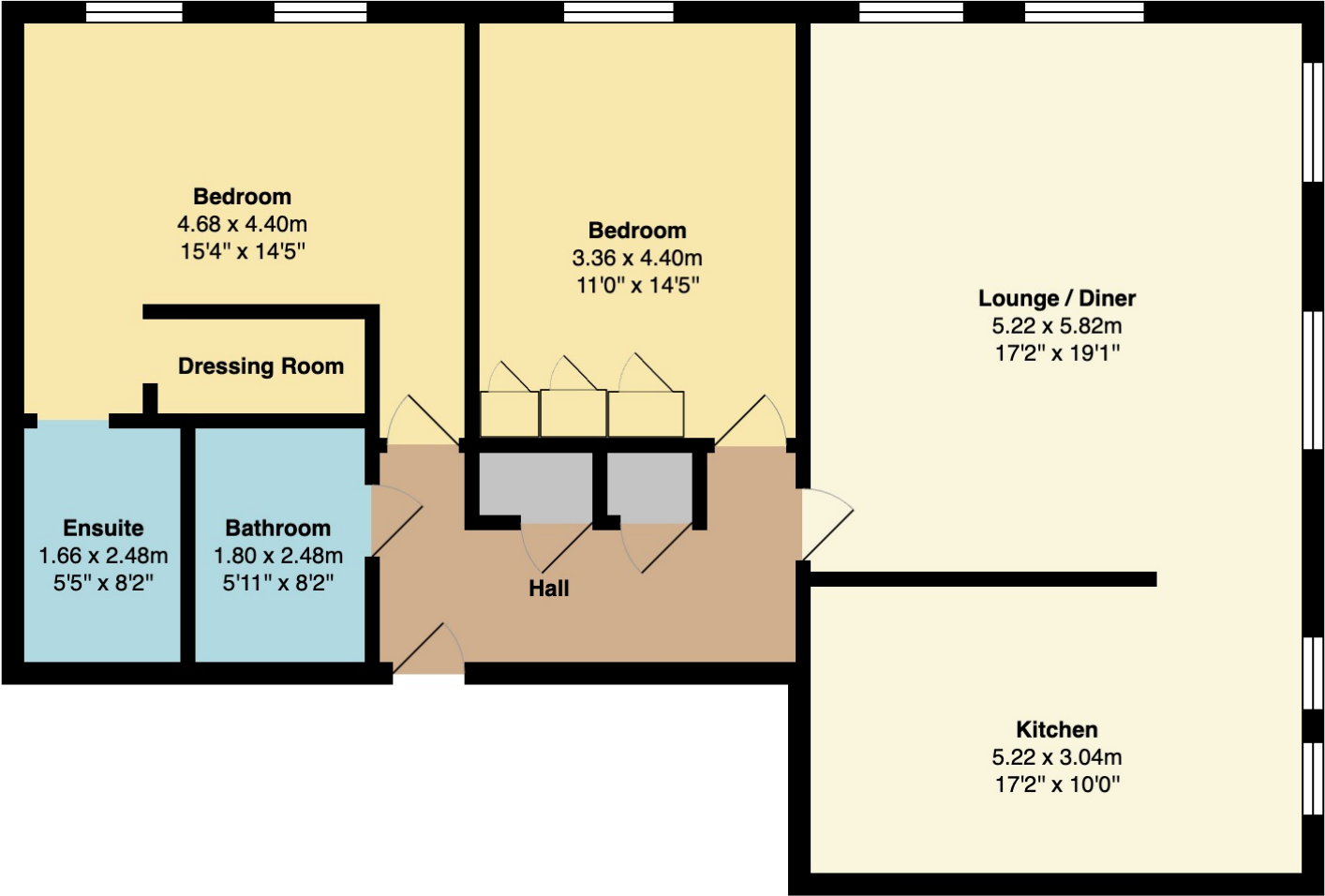
### Outside

#### Parking & Communal Gardens

Secure Gated Parking for one space. Decked patio area with well maintained lawn area and borders.



Floorplan



Ground Floor  
Area: 103.8 m<sup>2</sup> ... 1117 ft<sup>2</sup>

**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.