

£125,000
Leasehold



JON SIMON
ESTATE AGENTS





Features

- Beautiful First Floor Apartment In The Middle of Ramsbottom
- Superb Open plan Living
- Modern Open Plan Fitted Kitchen with appliances & Entrance hallway
- New double glazed windows & Electric heating
- Situated within walking distance of Ramsbottom town centre
- Modern three piece white shower room
- Double bedroom with fitted wardrobes
- Private allocated parking
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** BEAUTIFUL MODERN DINING KITCHEN WITH APPLIANCES ** SET IN THE HEART OF RAMSBOTTOM VILLAGE ** ALLOCATED PARKING **** A beautifully presented first-floor apartment set within an attractive stone building, formerly a woollen mill, located just off Kay Brow and only a short distance from the shops, bars, and restaurants in Ramsbottom town centre. Lovingly maintained by the current owner, this apartment is ideally suited to first-time buyers or buy-to-let investors. The property benefits from newly fitted double glazing and electric heating throughout. The accommodation briefly comprises a main entrance, inner hallway, open-plan living area, modern fitted kitchen with integrated appliances, a double bedroom with fitted wardrobes, and a contemporary three-piece shower room. Externally, the property offers private parking facilities and well-maintained communal gardens. Early viewing is highly recommended and strictly by appointment through our Ramsbottom office.

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

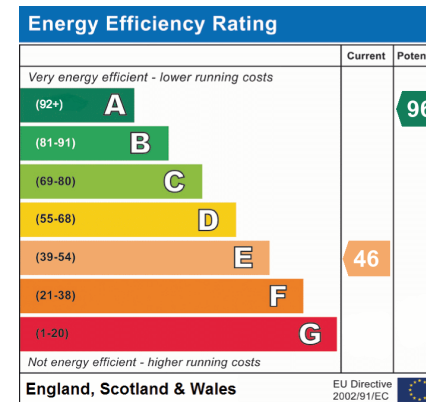
Bury Council: Council tax band: A £1703.43 Approx.

Annual ground rent: £50 per year

Annual service charge: £2270.40 (£189.20 a Month)

Flood Risk: Low

Broadband availability: Ultrafast: Download: 1800Mbps Upload: 220Mbps



Local Authority

Bury Council

Band A

Tax Band Amount: £1703.43

Room Descriptions

First Floor Apartment

Hallway

Front door.

Open Plan Lounge

Double glazed front window, electric wall heater and ceiling spotlights.

Open Plan Dining Kitchen

A modern range of wall and base units with complementary worksurface, four ring electric hob with extractor unit above, electric oven, integrated fridge, freezer and washing machine, single bowl sink unit with mixer tap, part tiled walls, tiled flooring, ceiling spotlights and breakfast bar.

Bedroom

Double glazed front window, fitted wardrobes, loft access and ceiling spotlights.

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, chrome towel radiator, ceiling spotlights and extractor unit.

Outside

Gardens & Parking

Ample parking and bin storage area. Communal gardens.

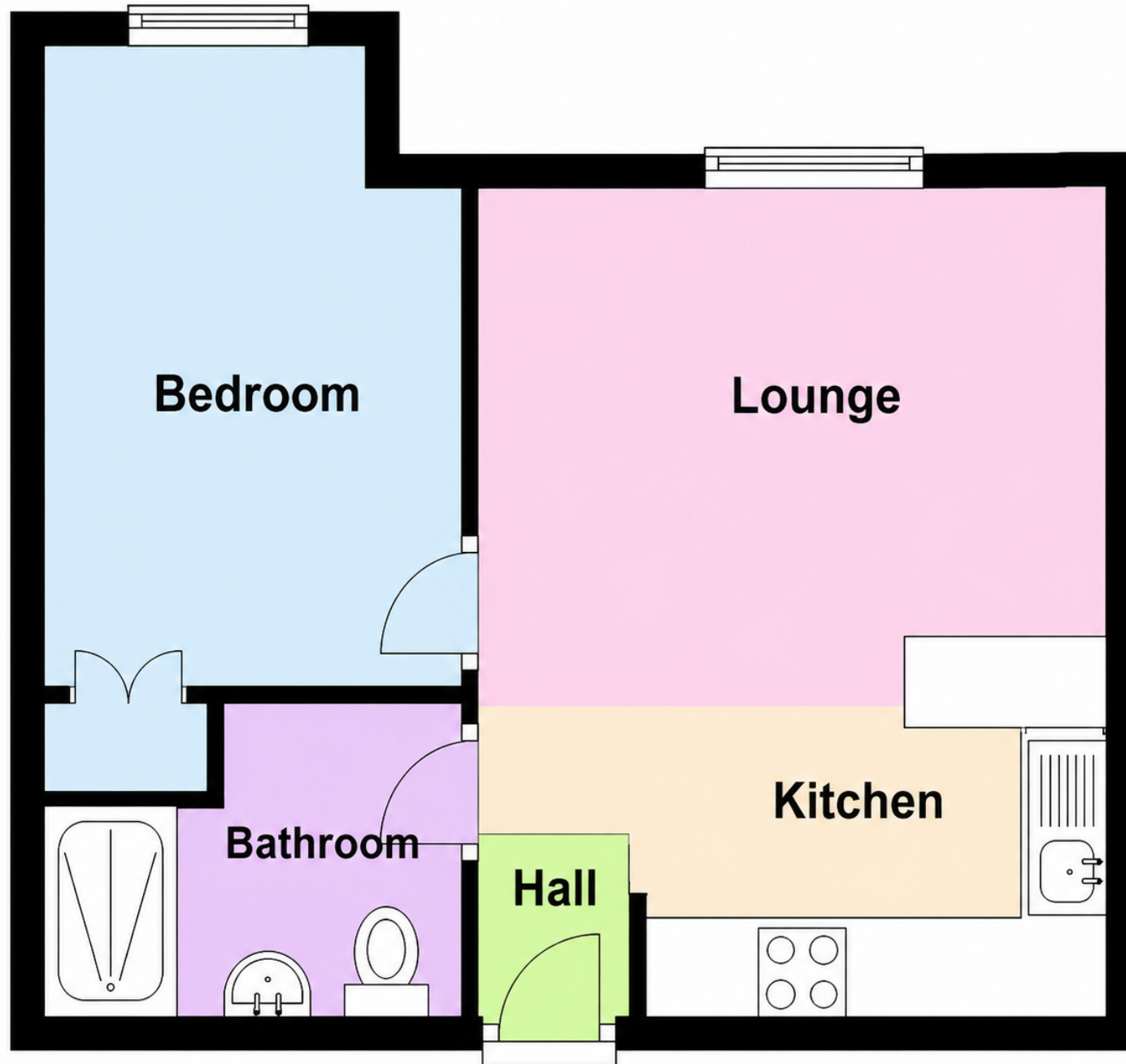
Management Charges

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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