

£275,000
Leasehold



JON SIMON
ESTATE AGENTS

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Features

- Luxury First Floor Apartment In Hawkshaw Village
- Vacant Possession, Sold With No Onward Chain
- Fitted Wardrobes To Main Bedroom
- Allocated Parking Space & Visitors Spaces
- Large Lounge & Dining Area
- Two Double Bedrooms
- Contemporary Fitted Kitchen with Built-in Appliances
- Designer "Villeroy and Boch" En-Suite Shower Room & Family Shower Room
- Alarmed and Supremely Secure
- Gas Central Heated & Double Glazed Windows
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** LUXURY TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT ** VACANT POSSESSION - NO CHAIN ** DESIGNER SHOWER ROOMS & CONTEMPORARY KITCHEN ** LIFT ACCESS TO ALL FLOORS ** MUST SEE!! **** Set within the stunning countryside surroundings of Hawkshaw, this exceptional two double bedroom residence offers a superb combination of contemporary luxury, quality craftsmanship, and modern living. With secure gated access and allocated parking, the property provides the ideal lock-up-and-leave lifestyle, perfectly suited to those seeking both convenience and peace of mind. Enjoying excellent commuter links, highly regarded local schools, and a peaceful rural setting, Hawkshaw Lodge offers the perfect balance of countryside tranquillity and everyday accessibility. The accommodation opens into an impressive entrance hall with striking high ceilings, creating an immediate sense of space and elegance. The generously proportioned lounge is bright and inviting, featuring two large front-facing windows providing attractive views, along with a contemporary fireplace creating a stylish focal point. The lounge flows seamlessly into the dining area and superb open-plan kitchen, beautifully fitted with sleek white high-gloss cabinetry, granite work surfaces, and a comprehensive range of integrated Neff appliances, making this an ideal space for both entertaining and modern family living. The principal bedroom is a luxurious retreat, featuring elevated ceilings, front-facing views, fitted wardrobes, and a beautifully appointed Villeroy & Boch en-suite shower room. The second double bedroom also benefits from impressive lofted ceilings, while a spacious Villeroy & Boch family shower room completes the accommodation. Ideally positioned less than 10 minutes from Ramsbottom and approximately 15 minutes from Bury, Hawkshaw Lodge is surrounded by picturesque countryside walks, local amenities, leisure facilities, and popular village pubs. The development offers an enviable lifestyle combining rural charm with excellent transport connections. Viewing is highly recommended to fully appreciate the exceptional quality and finish of this stunning apartment. An internal inspection is essential to truly understand why this property is considered one of the finest homes within this exclusive 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 from 1st January 2011 (The freehold is owned by the residents of Hawkshaw Lodge, who are shareholders in the Hawkshaw Lodge Management Company)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Local Authority

Bury Council

Band D

Tax Band Amount: £2555.15

Room Descriptions

First Floor Apartment

Entrance Hallway

Intercom system and alarm pad, radiator, large storage cupboard housing the water tank and boiler, ceiling spotlights.

Lounge & Dining Room

Two double glazed windows, radiators, feature electric fire and surround, ceiling spotlights.

Kitchen

A modern range of wall and base units with complementary granite work surface, five ring gas with extractor unit above, 1 and 1/2 bowl sink unit with mixer tap, integrated fridge, washing machine and dishwasher, tiled flooring, under the unit lighting and ceiling spotlights.

Bedroom One

Double glazed window, fitted wardrobes and units, radiator and ceiling point.

En-Suite Shower Room

A designer Villeroy and Boch suite with a walk-in shower unit, WC, wash hand basin, chrome tiled radiator, part tiled walls, tiled flooring, extractor unit and ceiling spotlights.

Bedroom Two

Double glazed window, radiator and ceiling point.

Shower Room

A designer Villeroy and Boch suite comprising of a walk-in shower unit, low level WC, wash hand basin, radiator, shaver point, part tiled walls, tiled flooring, extractor unit and ceiling spotlights.

Outside

Parking & Communal Gardens

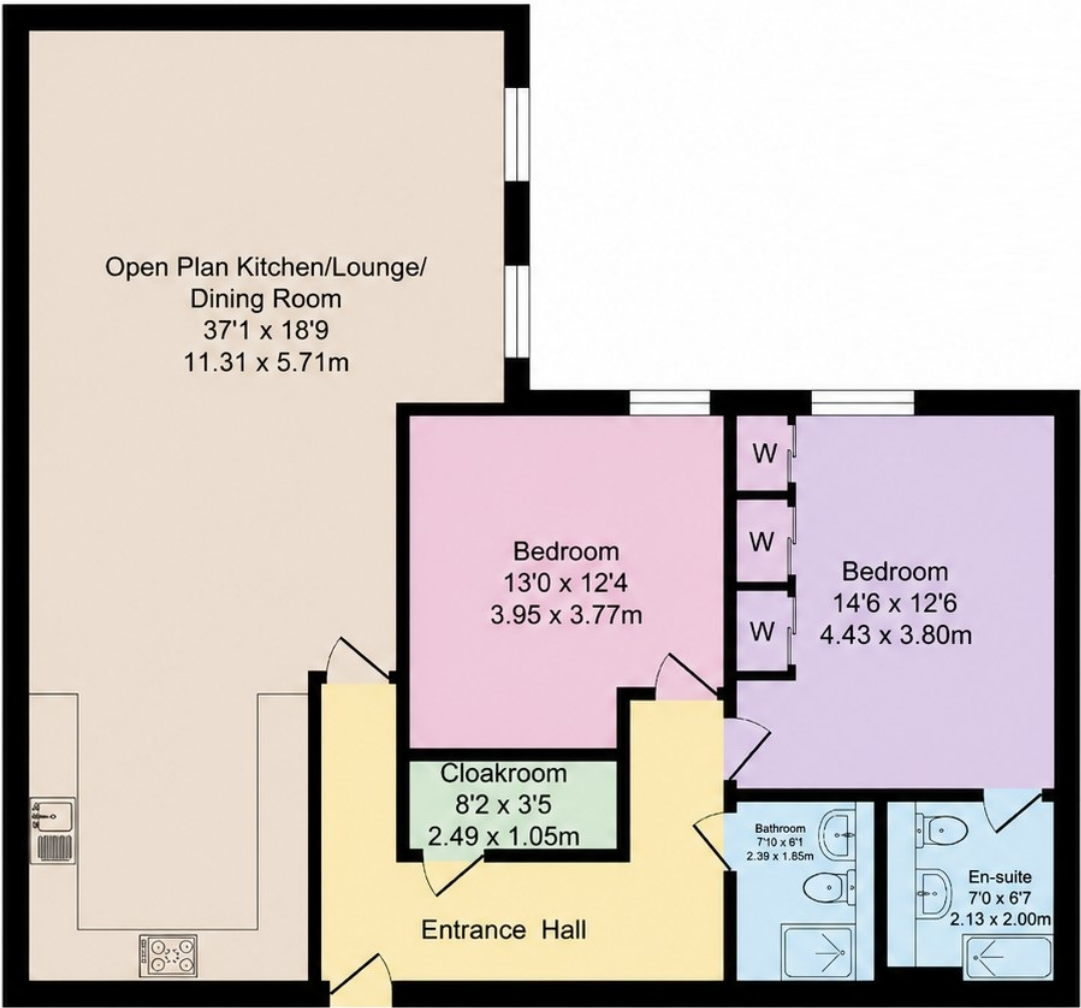
Secure Gated Parking for one space. Decked patio area with well maintained lawn area and borders.



Hawkshaw Lodge, Hawkshaw

Total Approx. Floor Area 1169 Sq.ft. (108.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor
Area 1169 Sq.Ft

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.