

£800
pcm



JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS



Features

- WELL PRESENTED FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- PRIVATE PARKING
- AVAILABLE IMMEDIATELY
- SPACIOUS LOUNGE OVER LOOKING GARDENS
- THREE PIECE BATHROOM
- ELECTRIC HEATING & FULLY GLAZED WINDOWS
- FITTED DINING KITCHEN & ENTRANCE HALLWAY
- EPC Rating - D
- COMMUNAL LAWN GARDENS
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** AVAILABLE IMMEDIATELY ** TWO DOUBLE BEDROOMS ** FIRST FLOOR APARTMENT ** WALKING DISTANCE TO RAMSBOTTOM CENTRE **** Kay Brow in Ramsbottom is a highly regarded and sought-after apartment complex, ideally located within walking distance of the town center and surrounded by beautifully maintained communal gardens. This vacant and immediately available first-floor apartment features two spacious double bedrooms, offering an excellent opportunity for a new tenant. The property benefits from electric heating and UPVC double glazing throughout. The apartment's layout includes a shared main entrance leading to the first floor, where you'll find an inviting entrance hallway, a bright and spacious living/dining area with a bay window overlooking the gardens, a well-equipped kitchen, two double bedrooms, and a bathroom. Additional storage cupboards provide extra convenience. Viewing is highly recommended and available strictly by appointment through our Ramsbottom office.

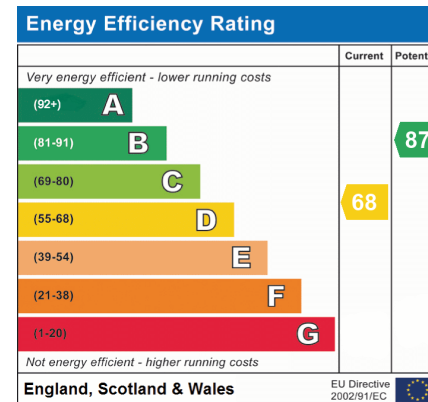
Deposit: £800.00

Local Authority/Council Tax: Bury Council: A, Annual Amount: £1525.86 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 75Mbps Upload: 18Mbps

Mobile Coverage: EE - Limited, Vodafone - Limited, Three - Limited, O2 - Likely



Local Authority

Bury Council
Band A
Tax Band Amount: £1525.86

Room Descriptions

First Floor

Entrance Hallway

Storage cupboard and ceiling points.

Lounge

Carpet flooring, large bay window and double doors providing access to the Juliette balcony, electric heater.

Dining Kitchen

Range of wall and base units with fitted electric oven and electric hob, part tiled walls, window and heater.

Bedroom One

Carpet flooring, fitted wardrobes, electric heater and window.

Bedroom Two

Carpet flooring, window, fitted wardrobes and electric heater.

Bathroom

Three piece suite comprising shower over bath, low level wc and wash hand basin. Large storage cupboard.

Outside

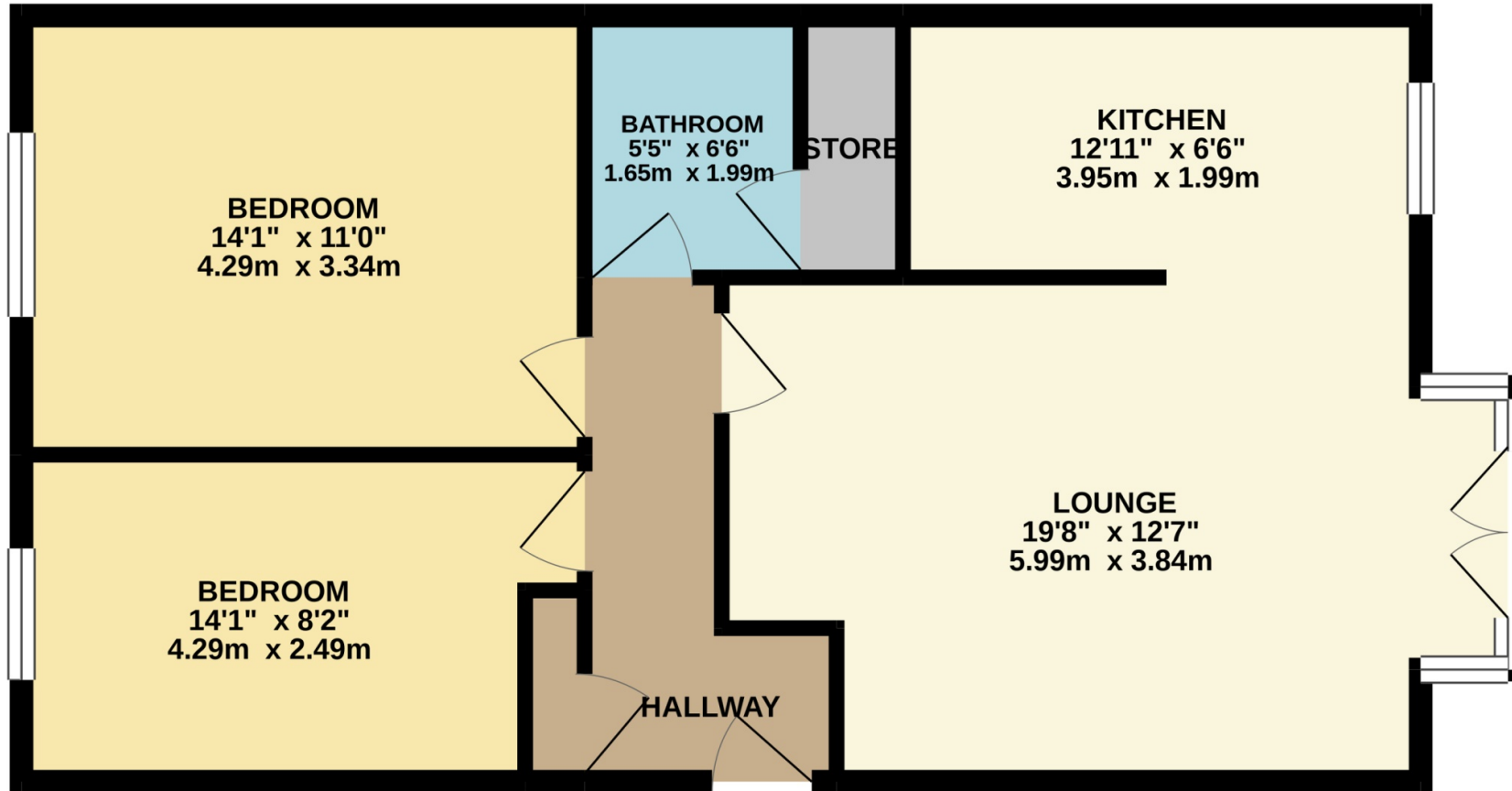
Communal Gardens & Parking

There are private parking facilities and well maintained communal gardens.



GROUND FLOOR

685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not intended to be a contract and no guarantee can be given. Efficiency can be given.

Made with Metropix ©2020

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.