



Kay Brow, Ramsbottom, BL0 9AY

£800

A SPACIOUS AND BRIGHT FIRST FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS!

This lovely, well presented two bedroom first floor apartment is situated on a quiet residential development in a popular area of Ramsbottom. Perfectly suited for a couple wishing to downsize or single occupant looking for easy maintenance living. Having been maintained to an impeccable standard by its previous occupant and comprises briefly; A ground floor communal entrance hallway houses a staircase to the first floor where you will find a secure door leading to the apartment hallway. The hallway has doors leading to two double bedrooms and a spacious reception room. The reception room enjoys a Juliette balcony with French doors and enables access to a fitted kitchen and a shower room.

Externally, this property benefits from a communal car park for residents only, a garage to the rear and well presented communal gardens which are kept tidy by the committee at a small charge of £70 pcm.

Viewings can be arranged by calling our Lettings team today!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- First Floor Apartment
- Communal Gardens
- Council tax Band A
- Viewing Is Essential
- Two Double Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Well Presented
- Tenure Leasehold
- Off Road Communal Parking

Ground Floor

Entrance

Communal hallway houses stairs leading to the first floor.

First Floor Hallway

Hard wood door to the apartment hallway.

Apartment Hallway

11'1 x 4'8 (3.38m x 1.42m)

Smoke alarm, fitted storage, doors leading to reception room, two bedrooms and wood effect flooring.

Reception Room

20'5 x 15'6 (6.22m x 4.72m)

UPVC double glazed French doors leading to a Juliette balcony, two UPVC double glazed windows, smoke alarm, two storage heaters, wood effect flooring, door to bathroom and open to kitchen

Kitchen

8'2 x 6'1 (2.49m x 1.85m)

UPVC double glazed window, range of high gloss wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, oven with four ring induction hob and extractor hood, part tiled elevation, plumbed for washing machine, space for fridge freezer and tiled floor.

Bedroom One

12'6 x 8'2 (3.81m x 2.49m)

UPVC double glazed window, storage heater and fitted wardrobes.

Bedroom Two

12'6 x 6'5 (3.81m x 1.96m)

UPVC double glazed window and storage heater.

Bathroom

8'4 x 6'1 (2.54m x 1.85m)

UPVC double glazed frosted window, electric heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, overhead electric feed shower, PVC to ceiling, spotlights, tiled elevation and tiled floor, door to boiler.

External

Communal car park at the front of the property, well maintained communal gardens that wrap around the property and allocated garage.



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