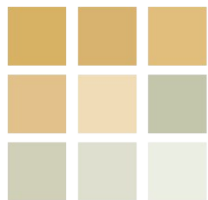




pearson
ferrier®



109 ILEX MILL
Rawtenstall, BB4 7NQ
£114,950

109 ILEX MILL

Property at a glance

- first floor apartment
- sought after mill conversion
- one bedroom
- close to the town centre
- offered with no onward chain
- private parking & communal gardens

Ilex Mill, Rawtenstall is a smartly presented, one bedroom first floor apartment set in this popular Victorian Mill conversion developed by award winning PJ Livesey back in 2004. The property is in walking distance to the town centre and local bus station and easy reach of the motorway network, offered for sale with no onward chain and benefits from gas fired central heating and is warmed by electric storage heaters. The accommodation briefly comprises; gated private parking area with one allocated space, main entrance with lift or stairs to the apartment, entrance hall with hot water system and storage cupboard, open plan lounge & kitchen, bedroom and bathroom. There is also as residents shared roof top garden accessed from the first floor. Council Tax Band B Rossendale/Leasehold Property unexpired term of 999 years Service Charge £150 pm Ground Rent £75pa

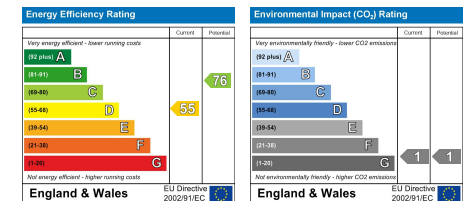




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac 12/2014



Ramsbottom Office
11 Bolton Street, Ramsbottom, BL0 9HU
Telephone: 01706 822630
Fax: #
Email: ramsbottom@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.