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38 THE COTTONS, FACTORY STREET
Ramsbottom, BL0 9GH
£300,000

38 THE COTTONS, FACTORY STREET

Property at a glance

- luxury retirement apartment - over 65's
- two bedrooms/two bathrooms
- offered for sale with no onward chain
- private balcony
- close to town centre
- spacious and well appointed

The Cottons, Ramsbottom is a stunning recently built retirement development for the over 65's, located within walking distance to the town centre and an extensive range of amenities from coffee shops, restaurants, bars and shopping facilities. These newbuild apartments are built and managed by award winning retirement developer Adlington Retirement Living. The apartments are beautifully appointed with fitted kitchens with integrated appliances.

Apartment 38 is on the first floor and comprises entrance hall with utility closet and store cupboard, lounge & dining room with balcony, kitchen, two bedrooms master with an ensuite and an additional bathroom. There is a 24-hour emergency call system linked directly to dedicated on-site team who are available 24/7, 365 days a year. Tailored care packages are available at an additional cost.

Each apartment has an audio and visual entry system linked to the main entrance, wider doorways and spacious rooms for ease of wheelchair access, ample easy reach sockets, light switches and telephone points and electric throughout with energy efficient hot water and central heating system. Within the main building there is a beautifully appointed Lounge with outdoor patio area, large table service restaurant, hairdressing facilities, outside there are large communal gardens and an internal Mobility Scooter & Bicycle Store with electric charging facilities. The apartments are leasehold. A Service and Well-being Charge and Ground Rent apply.

Leasehold Property 125 year term/Council Tax Band D/Service charges of £208 PW & Ground Rent of £1226.18 PA.

A Building Reserve Fund contribution and Administration Fee are payable on resale of the property'

ARL is a member of ARCO (associated retirement community operators)

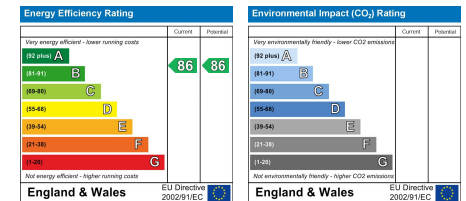




GROUND FLOOR



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 misstatement. 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 condition or efficiency can be given.
Made with Measure (2020)



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