



pearson
ferrier®



35 THE SPINNINGS
Summerseat, BL9 5QW
£195,000

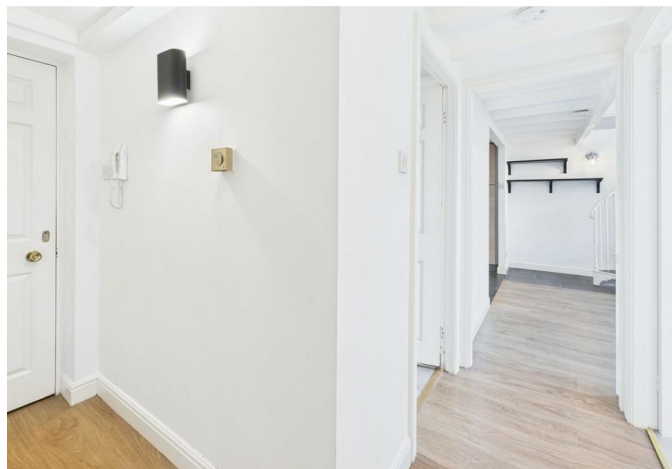
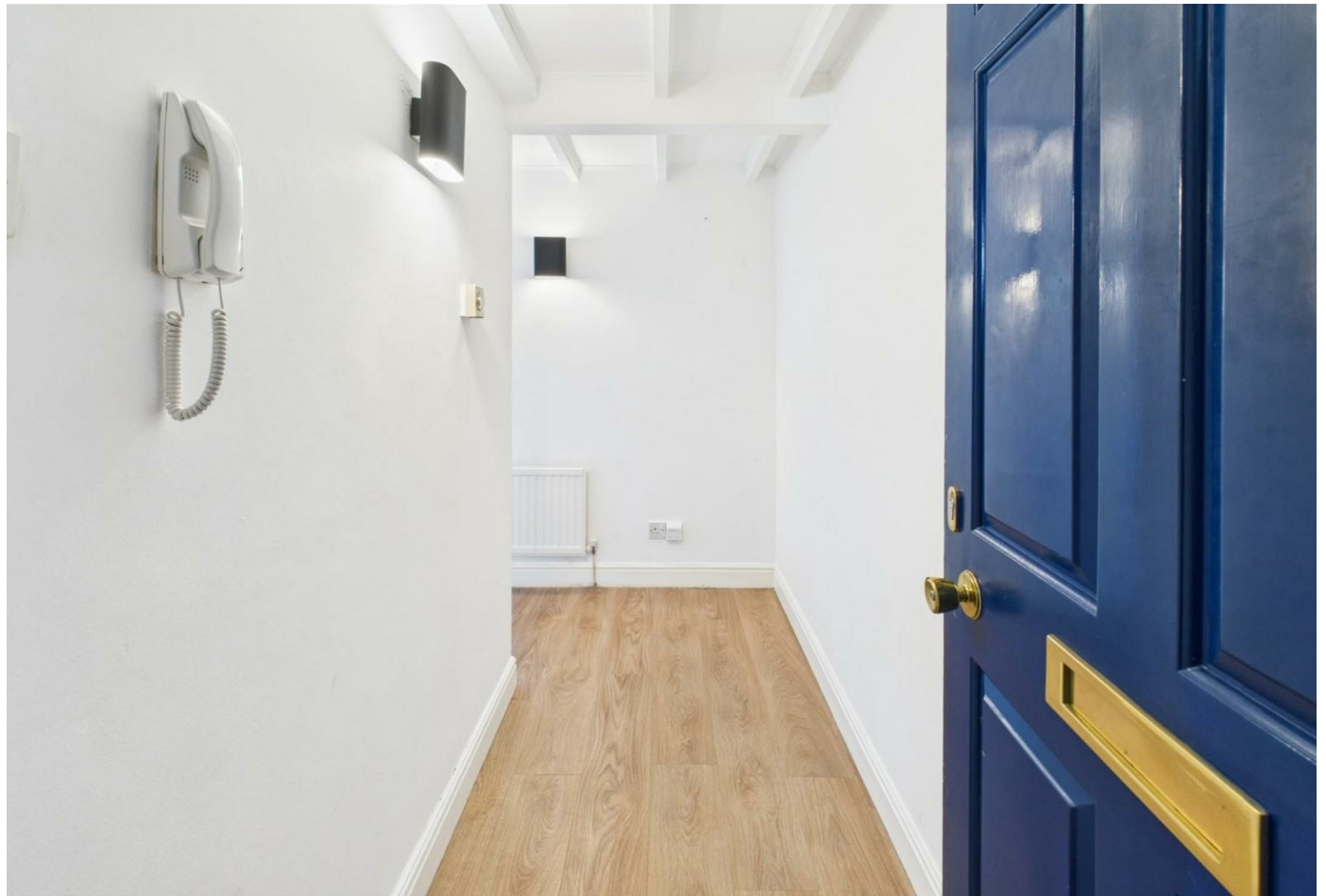
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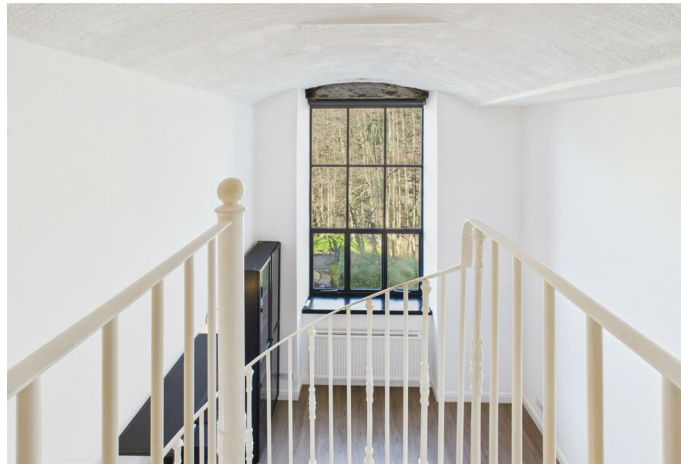
Property at a glance

- one bedroom apartment with galleried level
- sought after mill conversion
- popular location
- private parking/communal gardens
- no onward chain
- recently refurbished

The Spinnings, Summerseat is a well presented and recently refurbished, 2nd floor one bedroom apartment with additional galleried level overlooking the living area. Set in this popular location within a short drive to local amenities in Summerseat, Holcombe Brook and Ramsbottom and a short drive to the motorway network. The property is well presented throughout and benefits from gas fired central heating and is double glazed and is offered for sale with no onward chain. The is a gated entrance to the car park and main entrance to the building with lift and stairs to the upper floors, the apartment has an L-shaped entrance hall, lounge & kitchen area with spiral staircase to the galleried living area with utilities, double bedroom with fitted wardrobes and contemporary 3 piece shower room. Outside there are private parking facilities and communal garden areas.

Council Tax Band C/Leasehold property unexpired term of 199 year lease/£130.56 service charge pm/Ground Rent £100 pa.







Floor 0



Floor 1

Approximate total area[®]

761.34 ft²

Reduced headroom

16.83 ft²

(1) Excluding balconies and terraces

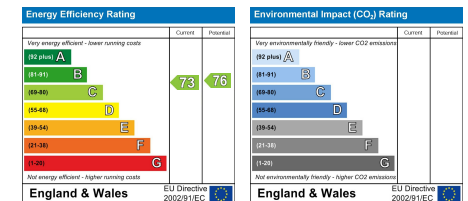
Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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