





APARTMENT 12, 1858 MILL

OLDHAM ROAD | RIPPONDEN | HX6 4FN

We are pleased to introduce to the market this brand new, stunning first floor apartment located in a beautiful mill conversion close to the centre of Ripponden, within walking distance of all local amenities.

Dating from 1858 this former mill has been sympathetically restored to provide just 13 luxurious apartments, ideal for the busy professional or those planning to downsize. The spacious accommodation in Apartment 12 is open to roof height and includes a superb open-plan living room and kitchen, with mezzanine snug / study above, two double bedrooms and a three-piece shower room.

The apartments have been finished to the highest standard with quality fixtures and fittings and all benefit from a secure underground parking space with lift access.



ACCOMMODATION

Entrance Hall
Open Plan Living Room / Kitchen
Mezzanine Snug / Study
Bedroom 1
Bedroom 2
Shower Room

COUNCIL TAX

TBC

EPC RATING

C

INTERNAL

There is secure entry from the communal entrance hall to all the apartments with lift access to the lower ground floor garage and upper floor.

Apartment 12 boasts a spacious entrance hall with large cupboard housing the hot water boiler and providing plumbing for a washing machine.

The stunning open plan living room / kitchen, being is bright and airy and open to roof height with exposed timber beam and a staircase rising to a mezzanine snug / study area with Velux window. The kitchen area houses a contemporary range of units from 'Palmer & Palmer', with cream work surfaces incorporating a single bowl sink, equipment includes an eye-level electric oven, induction hob, dishwasher and fridge-freezer.

There are two double bedrooms complemented by a fully-tiled three-piece shower room comprising walk-in shower cubicle with double shower heads, concealed cistern WC and wash basin mounted on a vanity unit.

SECURE PARKING

Secure parking space on the lower ground floor with remote control entrance door and lift up to the apartments.

LOCATION

1858 Mill is centrally located in Ripponden, within a few minutes' walk of the excellent local amenities which include a health centre, dentist surgery, vets practice and a good selection of shops, pubs and restaurants.

There is a regular bus service close by. The M62 is within 10 minutes' drive, allowing speedy access to the motorway network, Leeds and Manchester. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

TENURE

Leasehold. Service charge £175 pcm. Each flat owner will share 1/13th of the freehold.

SERVICES

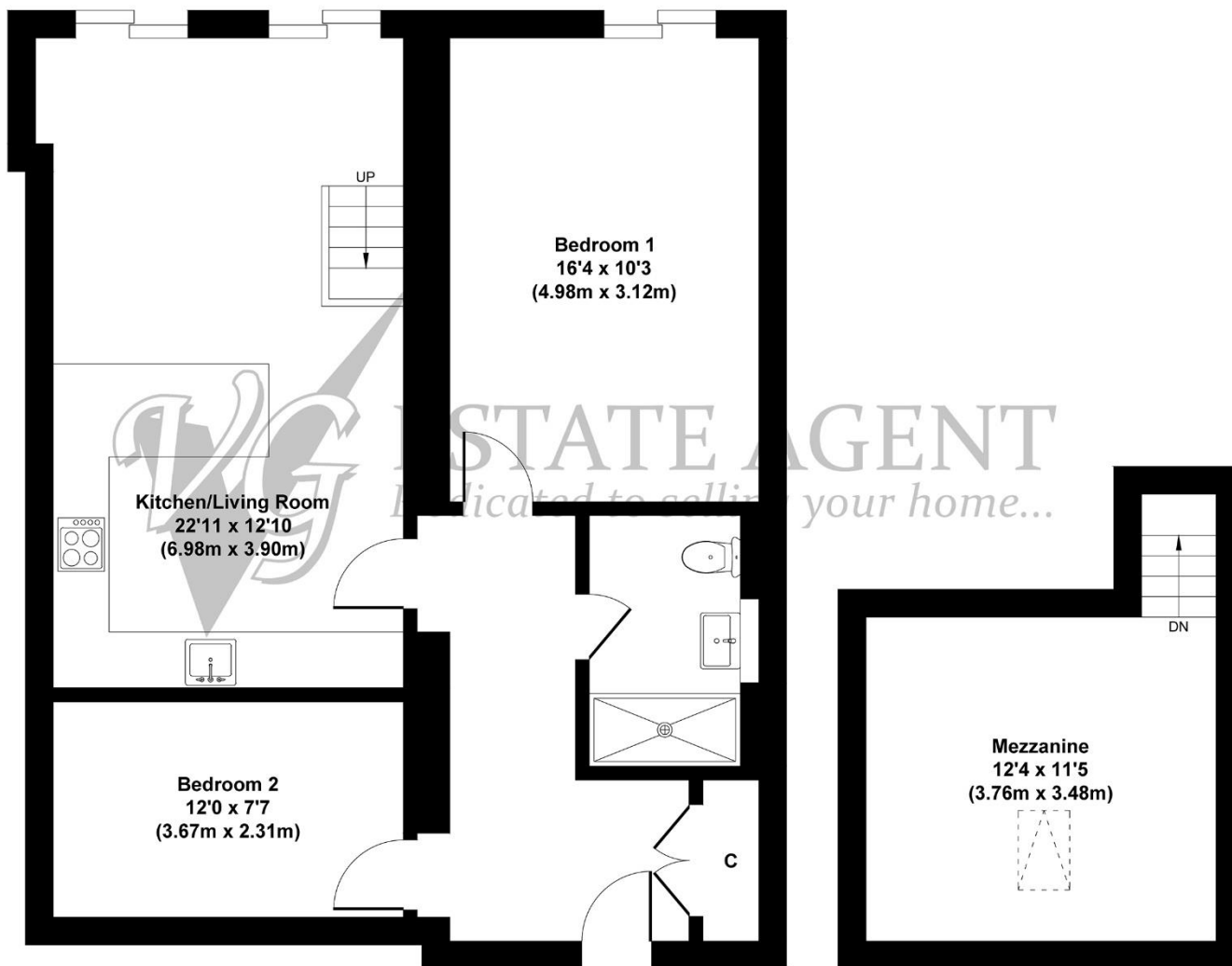
Mains electric and water, electric heating, Aquafficient instant hot water heating, UPVC double glazing.

DIRECTIONS

From the centre of Ripponden take the Oldham Road towards Rishworth. Continue past Ripponden Business Park on the left and 1858 Mill is on the left hand side just after the left turn into Stepping Stones.



Approximate Gross Internal Area
936 sq ft - 87 sq m



IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.