



Horsforth Mill, Low Lane, Horsforth,

£260,000

- * LUXURY APARTMENT * MILL CONVERSION * TWO BEDROOMS * TWO BATHROOMS *
- * MODERN FIXTURES & FITTINGS * SPACIOUS OPEN LIVING *
- * SECURE GATES & PARKING * LIFT & COMMUNAL GARDENS *

A fantastic opportunity to purchase this two bedroom mill conversion.

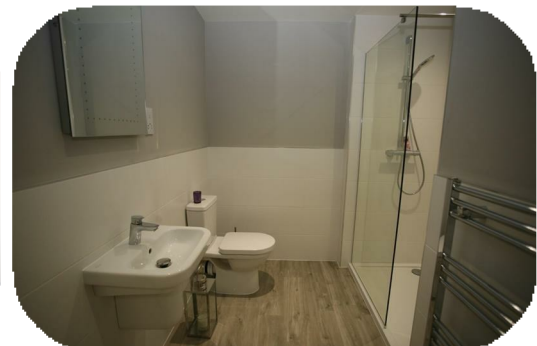
This second floor apartment provides luxury living at the highest standard.

Converted approximately two years and provides 'ready to move into' accommodation.

The building is entered via remote controlled gates leading to private parking and communal gardens.

Lift access to the second floor, reception hall, open plan lounge/kitchen with open aspect to two sides, two bedrooms and two shower rooms.

Viewing highly recommended.



Converted approximately two years and providing 'ready to move into' accommodation, two bedroom luxury second floor mill conversion. Providing luxury living at the highest standard. The building is entered via remote controlled gates leading to private parking and communal gardens. Lift access to the second floor, reception hall, open plan lounge/kitchen with open aspect to two sides, two bedrooms and two shower rooms. Viewing highly recommended.



Communal Entrance

With lift to second floor.

Reception Hall

Open Plan Lounge / Kitchen

15'7" x 28'3" (4.75m x 8.61m)

Lounge area has two electric storage heaters and oak flooring. Kitchen area has modern grey fitted units incorporating stainless steel sink unit, electric double oven and hob, integral fridge freezer and dishwasher.



Bedroom One

14'1" x 9' (4.29m x 2.74m)

With en-suite shower room;

En Suite Shower Room

Comprising shower cubicle, low suite wc, hand basin, part tiled walls and heated towel rail.

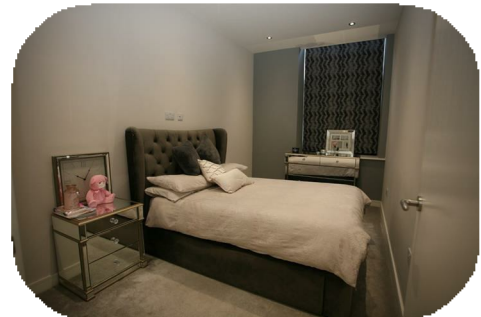


Bedroom Two

14'1" x 8'3" (4.29m x 2.51m)

Shower Room

Modern shower room comprising shower cubicle, low suite wc, hand basin, part tiled walls and heated towel rail.



TENURE

The property is leasehold. We have been advised that the Ground Rent is £250 per annum and the Service Charge is £1430 per annum.

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

COUNCIL TAX BAND

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Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

