

Farrow & Farrow

ESTATE & LETTING AGENTS



- Victoria Mill, Waterfoot, Rossendale
- 2 Bedroom, Ground Floor Apartment
- Well Presented Throughout
- Modern Kitchen & Bathroom
- Gated Covered Parking
- Ideal For Local Amenities
- Available from 10th June
- Bond & References Required


Victoria Mill, Victoria Parade, Rossendale, BB4 9AD

£695 PCM
PCM

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*** NOW UNDER APPLICATION *** - IDEAL GROUND FLOOR 2 BEDROOM RENTAL APARTMENT - Well presented throughout, Large Open Plan Lounge / Kitchen / Dining, Neutral Decor, Riverside Setting, Underground Parking - Viewing Highly Recommended - ALL ENQUIRIES VIA THE "EMAIL AGENT" BUTTON ONLY PLEASE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Victoria Mill, Waterfoot, Rossendale is an ideal modern rental apartment within a stylish historical building conversion, overlooking the riverside. Boasting a neutral decor finish throughout and Juliet balcony overlooking the river. The property has an open plan Lounge / Dining / Kitchen with some built-in appliances. Modern white bathroom with bath and shower over and 2 good size bedrooms, one with built in storage

The property briefly internally comprises; Hallway with stores, Open Plan Lounge / Dining/ Kitchen, Bedroom 1 & 2 and Bathroom. Underground Secure Parking.

The property is well presented throughout, providing an outstanding rental opportunity which is available now. Located close to Waterfoot town centre, this property has good transport and commuter links, with easy access to local amenities, including shopping, Post Office, takeaway food outlets and professional services, while comprehensive further facilities are available throughout Rossendale as a whole.

* Modern Finish Throughout * Open Plan Lounge /Kitchen * Beautiful Riverside Location * Secure, Covered Car Parking * Bond & References Required * AVAILABLE NOW

Hallway

Lounge/Dining /Kitchen 12'9" x 22'10"

Bedroom 1 7'10" x 12'4"

Store 5'6" x 2'7"

Bedroom 2 8'8" x 8'6"

Bathroom 6'2" x 10'8"

Under Cover Gated Parking

Agents Notes Rental

Disclaimer

