



APARTMENT 207 ILEX MILL BACUP ROAD
Rossendale, BB4 7NQ
£150,000

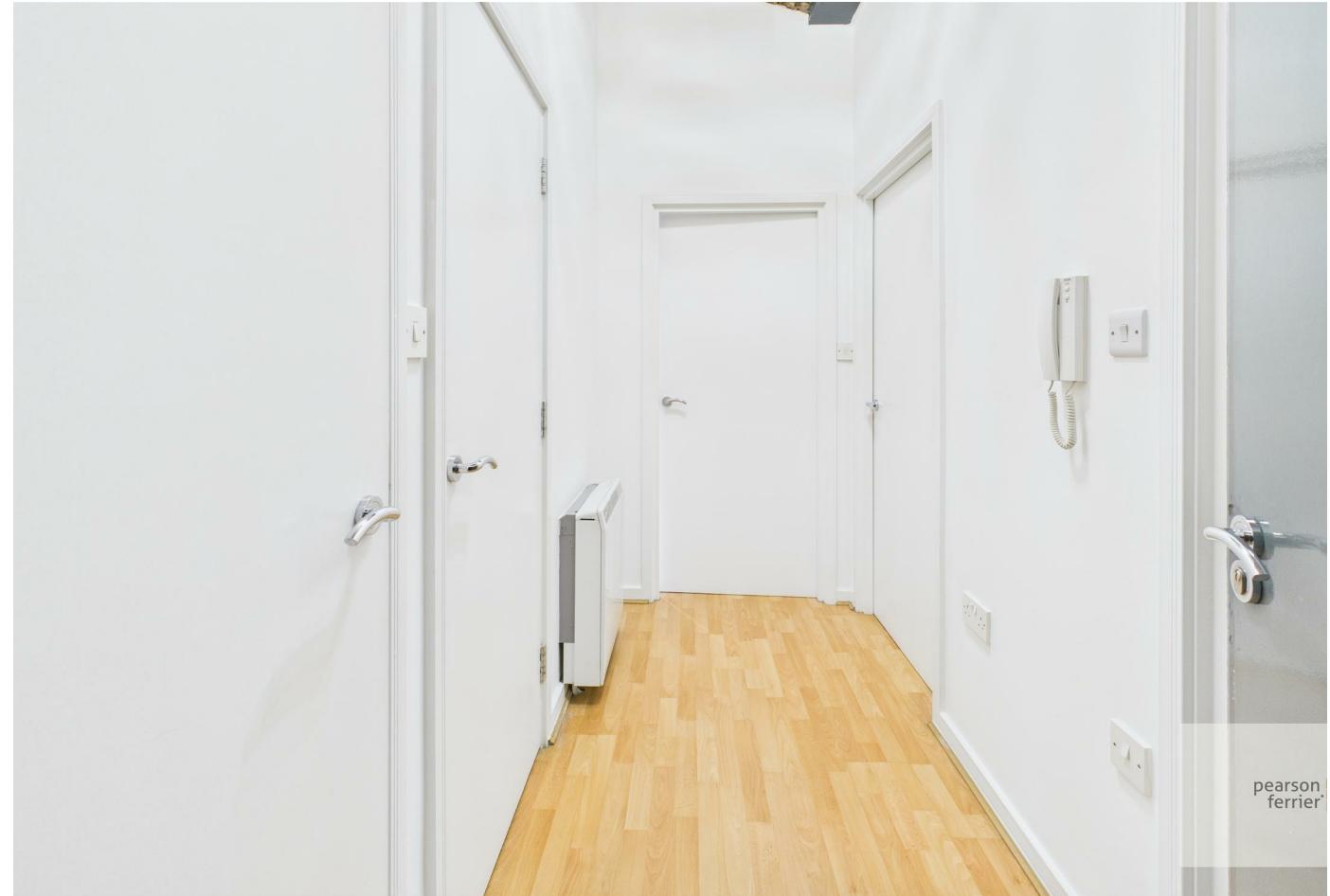
ILEX MILL BACUP ROAD

Property at a glance

- second floor apartment
- one bedroom
- private decked balcony
- close to the town centre
- no onward chain
- private parking

Ilex Mill, Rawtenstall is a smartly presented, one bedroom second floor apartment set in this popular Victorian Mill conversion developed by award winning PJ Livesey back in 2004. The property is in walking distance to the town centre and local bus station and easy reach of the motorway network, offered for sale with no onward chain and benefits from double glazing and electric heating. The accommodation briefly comprises; gated private parking area with one allocated space, main entrance with lift or stairs to the apartment, entrance hall with hot water system and storage cupboard, open plan lounge & kitchen with vaulted brick ceiling, access to a decked balcony overlooking the town centre, large bedroom with wardrobes and dressing area and three piece bathroom. There is also a residents shared roof top garden accessed from the first floor.

Council Tax Band B Rossendale/Leasehold
Property unexpired term of 999 years Service
Charge £150 pm Ground Rent £75pa/Parking Space
no. 86







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	80	69

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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