



ADAMSONS BARTON KENDAL are delighted to bring to the market this wonderful property, enjoying a top floor corner position in an attractive 3 storey apartment block with stone external elevations and underground Parking. An exceptionally well presented apartment offering generous and well planned accommodation extending to approximately 85 square meters (915 square feet). Access is via a lift or stairs and there is a good sized foyer with sitting area, letterbox cupboards and wide staircase.

Viewing Strongly Recommended

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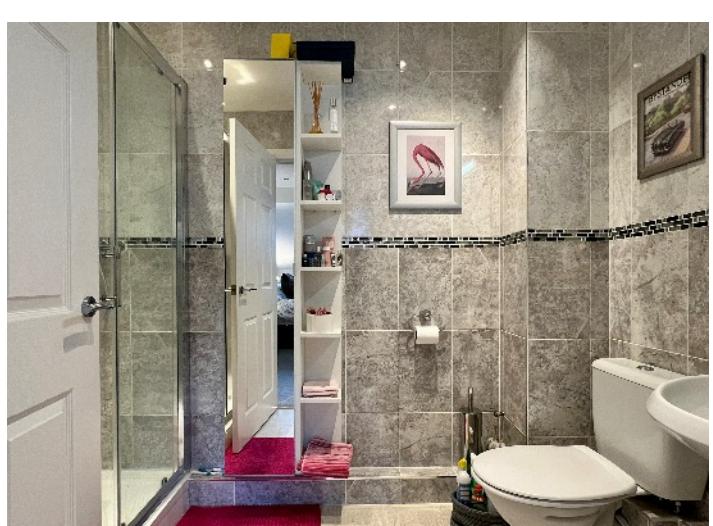
On entering the apartment, there is a generous hallway with space for furniture and access to the 2 bedrooms, bathroom, lounge and a built-in cloaks/storage cupboard with shelves. The impressive lounge is particularly spacious and has a west facing Juliet balcony along with a second west facing window, creating a bright and airy room. The dining-kitchen is a separate room fitted across three walls in a contemporary light oak Shaker style. Appliances include a double Neff gas oven with electric grill, gas hob and extractor hood plus a 1½ bowl stainless steel sink unit and space for a washing machine, tumble dryer and an American style fridge freezer. There is ample room for a dining table positioned by a window with elevated open views above Asda supermarket towards the surrounding hills. The principal bedroom is a spacious double room with west facing window and a modern en suite shower room finished with wall tiling, tall mirrored cupboard, a large glazed shower cubicle with plumbed-in shower, WC and wash basin. The second bedroom also takes a double bed and furniture, again enjoying a west facing aspect. The main bathroom is generously sized and fitted with attractive tiling, tall mirrored cupboard, good sized bath, WC and wash basin. The apartment is finished to a high standard throughout.

There is a private parking space and visitors' spaces to the basement car park in addition to on-street parking. The location is highly convenient, being a very short walk from Rawtenstall centre. Local amenities include independent shops, cafés, bakery, butcher, bars and restaurants along with the popular market, Whitaker Park and Art Gallery. There are excellent transport links via the Witchway bus route X43 into Manchester and easy access to the M66 motorway.

Mains gas central heating / uPVC double glazed / Intercom system / At 2026, the Service Charge equates to £101.67 per calendar month (payable in two half-yearly installments) / Leasehold for the balance of 999 years with a Ground Rent of £195 pa / One dog "or other domestic pet" allowed / Council Tax Band B / Please note that additional fees could be incurred for the leasehold pack as part of the purchase costs; .

DIRECTIONS - From the traffic lights on the A682 St Mary's Way, turn into Holly Mount Way which leads up to Asda. At the top of the road, turn left and the apartment block is the first building on the right. What3words: ///logo.stops.lifts





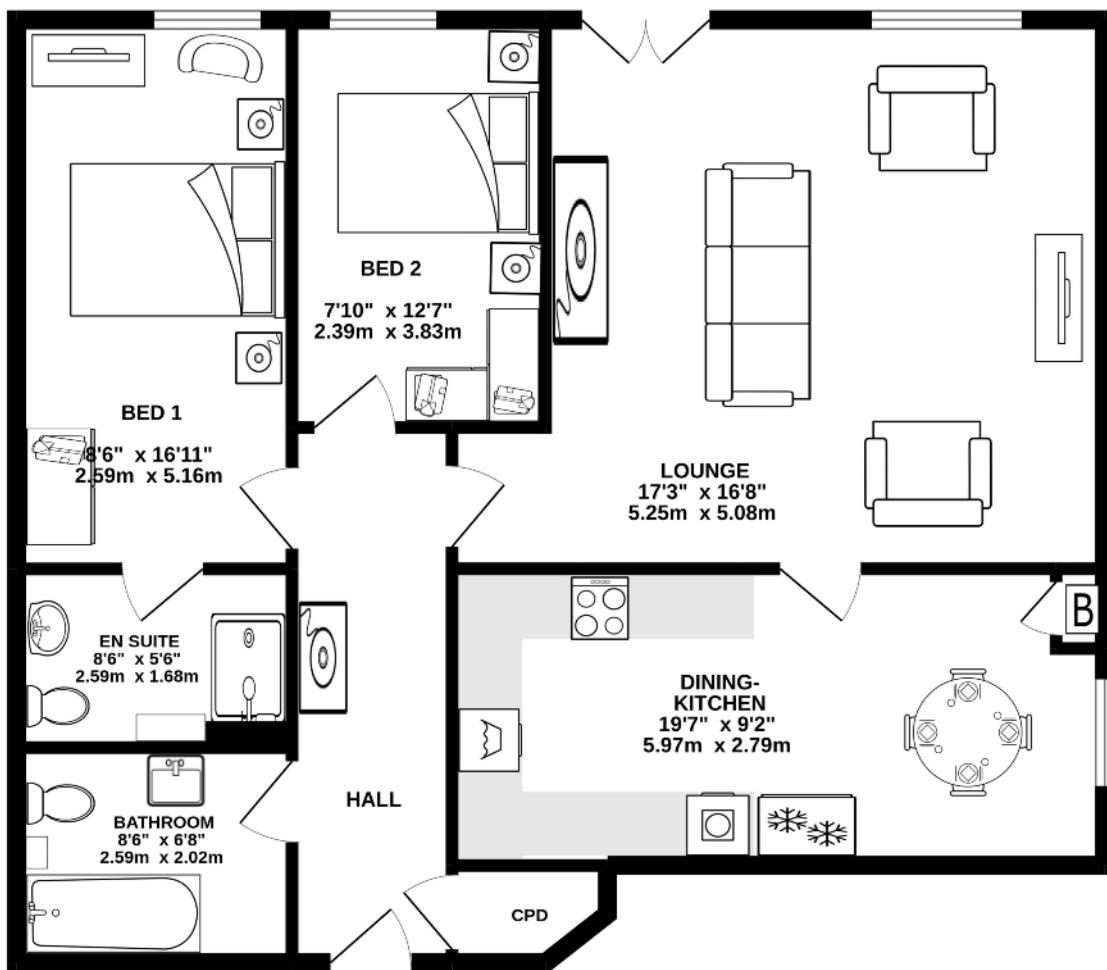
Additional Information

Council Tax Band - B

Energy Performance Cert - TBC

Tenure - Leasehold

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL



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