

## Apartment 316

Northlight Pendle Northlight Parade,  
Nelson

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

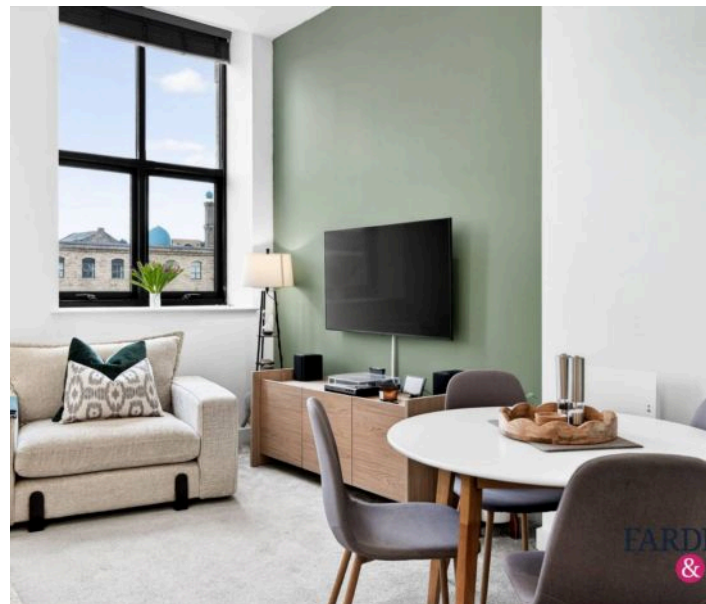
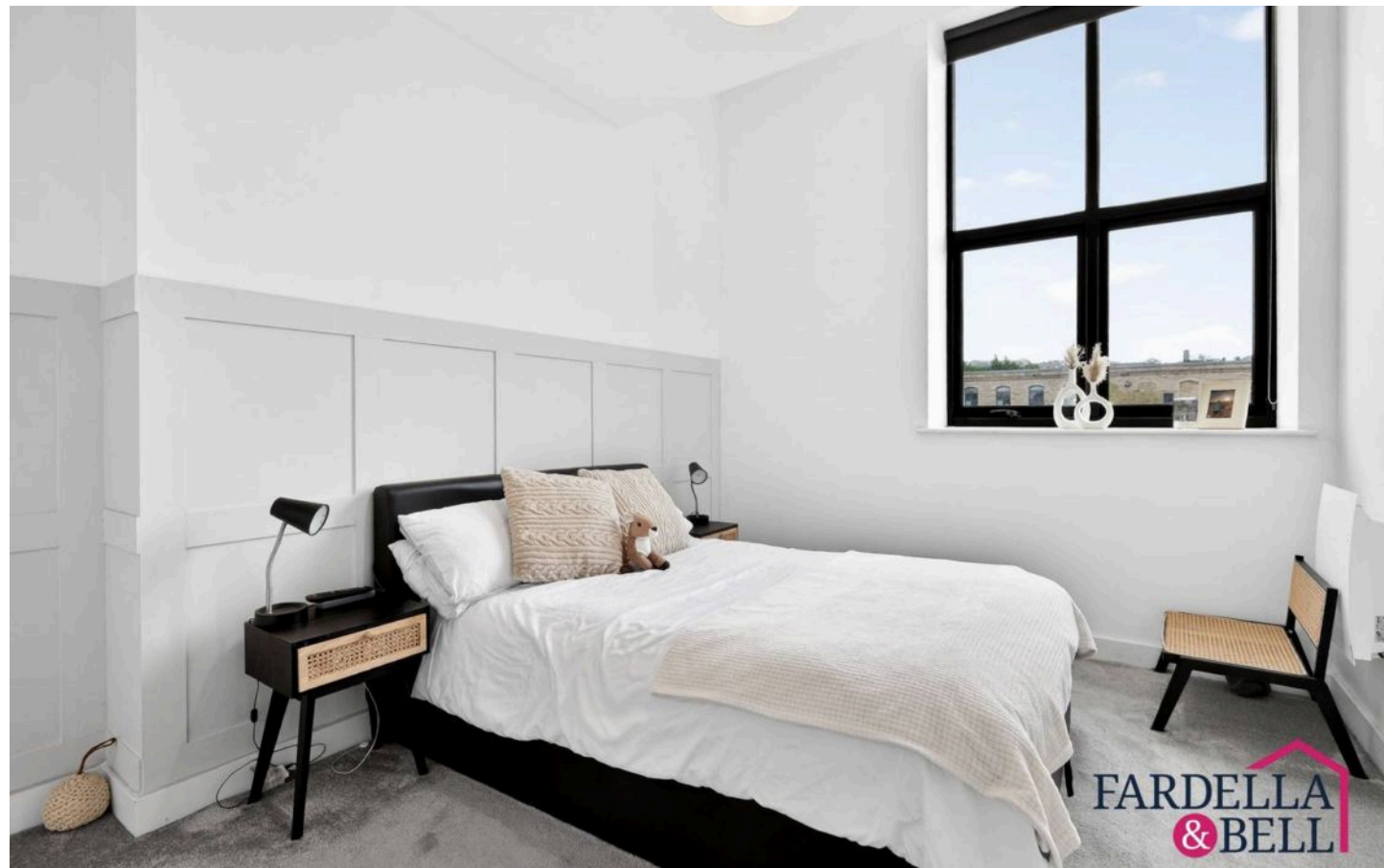
- Well-presented single-level apartment
- Two bedrooms, including a main bedroom with en suite
- Spacious open-plan kitchen, dining and living area
- Separate utility room for added storage and practicality
- Modern electric heating system
- Allocated car parking space
- Residents' on-site gym and coffee shop
- Council Tax A + Leasehold Tenure with Management fee



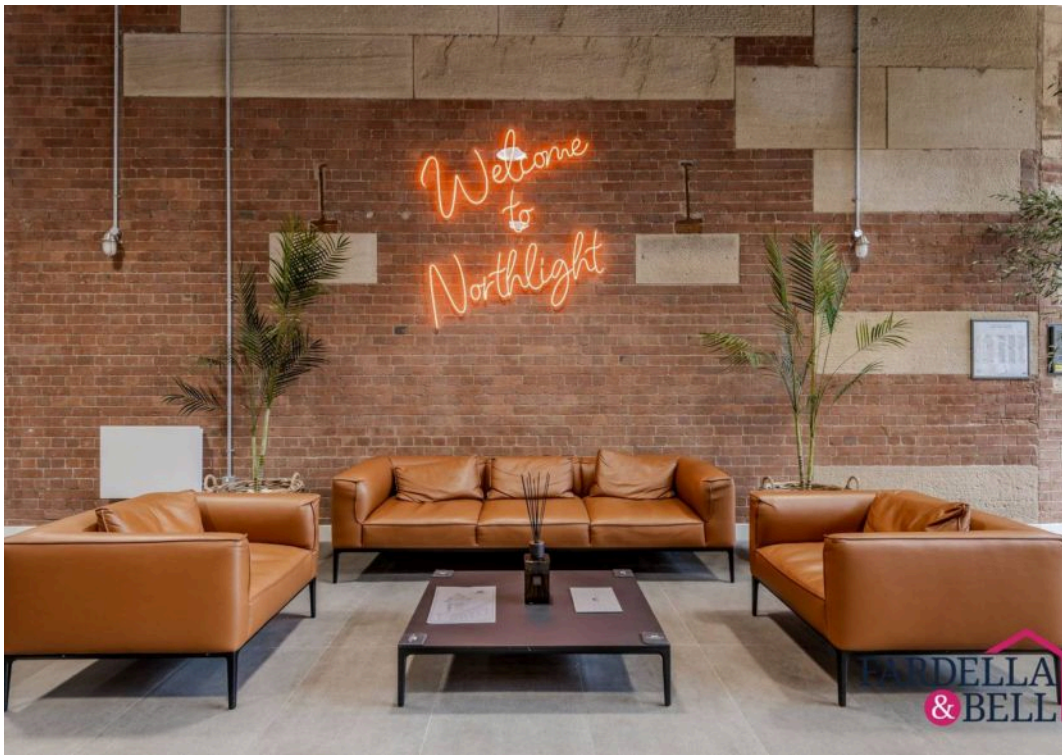


### Property Description

This well-presented, single-level apartment offers modern, low-maintenance living, ideal for professionals, downsizers or those seeking a practical and well-designed home. The heart of the apartment is the spacious open-plan kitchen, dining and living area, thoughtfully arranged to maximise space. The kitchen is contemporary in style, offering ample storage and worktop space, and flows seamlessly into the dining and living areas, creating a sociable and comfortable setting for everyday living. The property offers two double bedrooms, both finished in a neutral palette. The main bedroom benefits from a modern en suite shower room, while the second bedroom has access to a separate well-appointed main bathroom. A separate utility room provides valuable additional storage and space for appliances and the heating system. The apartment is fitted with an electric heating system and is well maintained throughout, allowing a purchaser to move straight in with minimal work required.

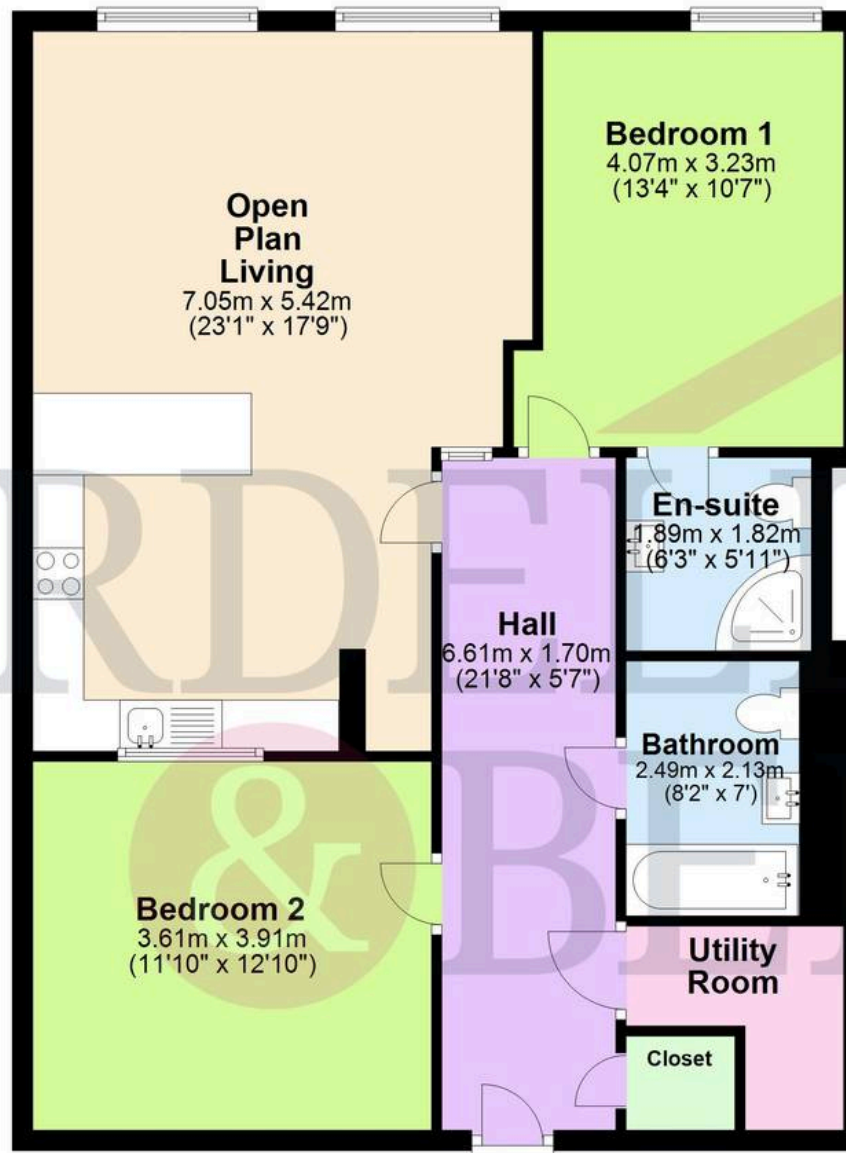








### Third Floor



Total area: approx. 84.8 sq. metres (912.6 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

Plan produced using PlanUp.

**316 Northlight Parade**





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