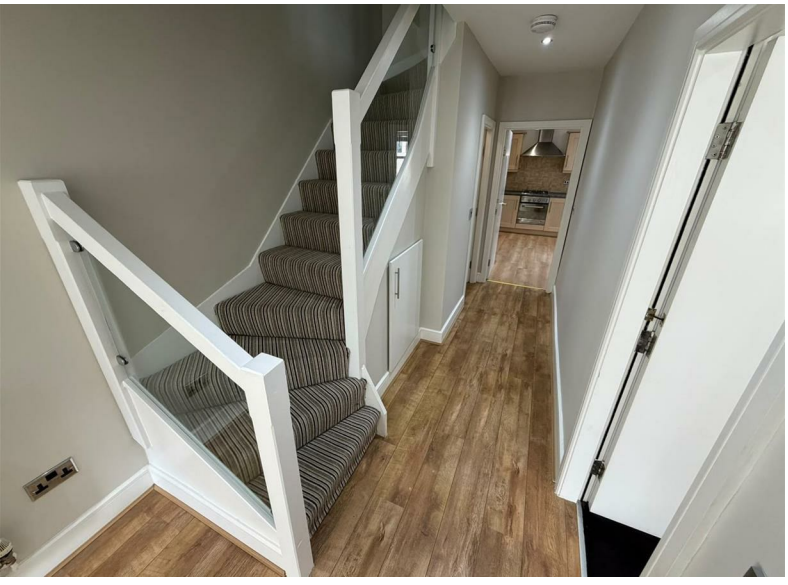






St. Johns Court, Bury, BL0 9BB
Offers In Excess Of £220,000

Spacious Two-Bedroom Duplex Apartment with Mezzanine – Ramsbottom Town Centre

Situated in the heart of Ramsbottom town centre, this spacious two-bedroom duplex apartment offers versatile accommodation arranged over two floors, with an additional mezzanine level providing useful extra space and storage.

The first floor comprises a generous open-plan kitchen and dining area, offering ample room for cooking, dining and entertaining. The kitchen also benefits from an American-style fridge freezer, which is included in the sale. Completing this floor is the first bedroom, which benefits from a three-piece en-suite shower room, alongside a separate downstairs WC for added convenience.

Moving to the second floor, the property features a large living room, providing an excellent space to relax and unwind, together with a second bedroom and a separate main bathroom. The living room also benefits from a staircase leading to the mezzanine level, offering additional versatile space and useful storage.

Externally, the property benefits from an allocated parking space within a secure, gated parking area, providing added convenience and peace of mind.

Ideally positioned in Ramsbottom town centre, the apartment is within easy reach of a variety of independent shops, cafes, restaurants and local amenities. Combining spacious accommodation with a practical layout, gated parking and a convenient central location, this property would appeal to first-time buyers, professionals or families.

Offered for sale with no onward chain, the property presents an excellent opportunity for buyers looking for a straightforward purchase.

Bedroom 1
9'6" x 11'10" (2.90m x 3.61m)

Kitchen/Dining Room
16'4" x 17'4" (5.00 x 5.30)

En-suite Shower Room
9'6" x 4'7" (2.90 x 1.40)

W.C
2'11" x 5'10" (0.90 x 1.80)

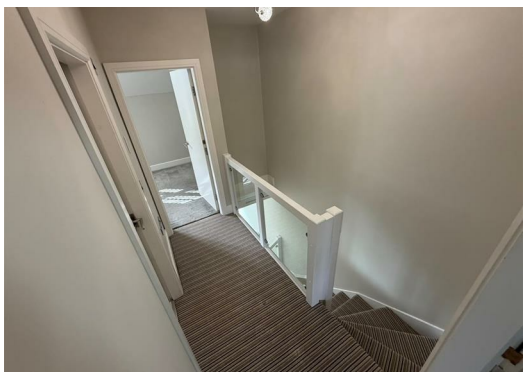
Lounge
16'4" x 18'4" (5.00 x 5.60)

Bathroom
9'6" x 6'2" (2.90 x 1.90)

Bedroom 2
16'4" x 8'10" (5.00 x 2.70)

Mezzanine Floor
16'4" x 9'2" (5.00 x 2.80)





Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure:

Leasehold/Share of Freehold

Possession:

Vacant possession upon completion

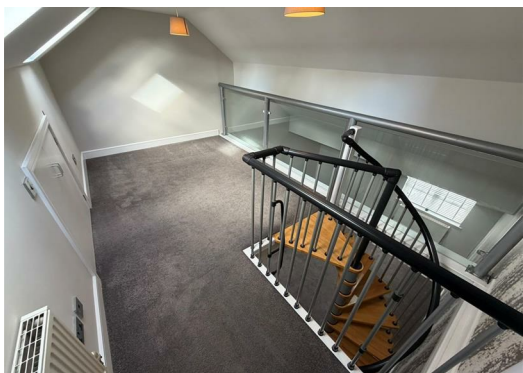
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

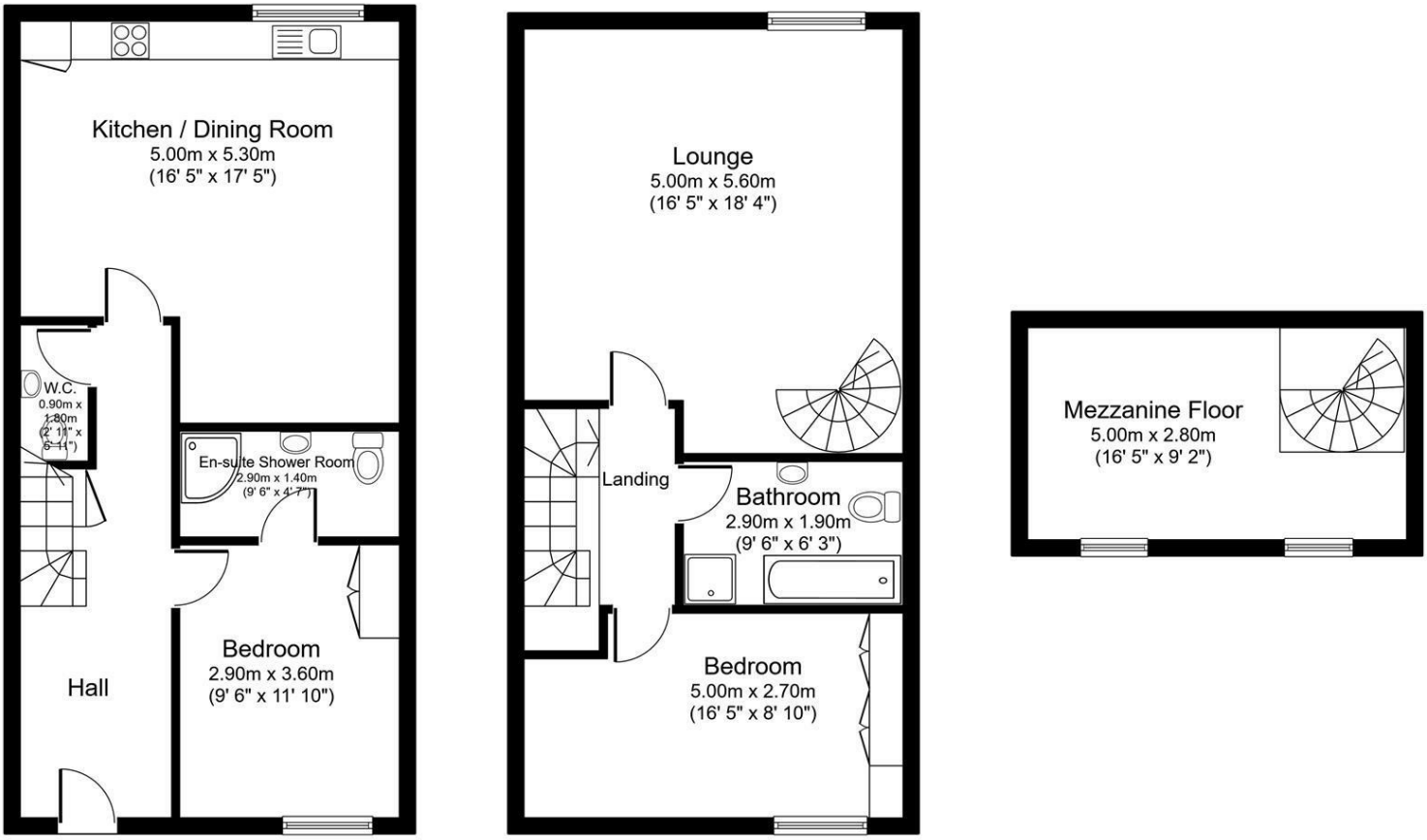
Important Information For Succesful Buyers

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



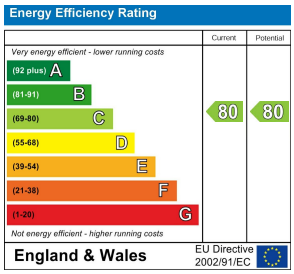


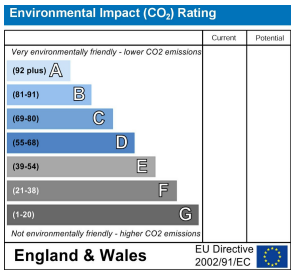
Total floor area 118.5 sq.m. (1,275 sq.ft.) approx



Ground Floor **First Floor** **Mezzanine Floor**

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Head Office: 121 Whalley Road Ramsbottom, BL0 0DG
Telephone: 01706 823131 **Email:** info@lifestylesalesandlettings.co.uk **Website:** www.lifestylesalesandlettings.co.uk