

pearson ferrier®

49 THE COTTONS FACTORY STREET
Ramsbottom, BL0 9GH
Offers Over £185,000

49 THE COTTONS FACTORY STREET

Property at a glance

- retirement apartment
- highly regarded development
- close to the town centre
- one bedroom
- private balcony
- well presented interior
- no onward chain

The Cottons, Ramsbottom is a stunning recently built retirement development for the over 65's, located within walking distance to the town centre and an extensive range of amenities from coffee shops, restaurants, bars and shopping facilities. These newbuild apartments are built and managed by award winning retirement developer Adlington Retirement Living. The apartments are beautifully appointed with fitted kitchens with integrated appliances.
Apartment 49 is a top floor one bedroom apartment with a prime position in this highly regarded development with private balcony overlooking the well tended gardens and grounds with a sunny westerly aspect. The accommodation briefly comprises; entrance with utility closet, lounge & dining room, fitted kitchen, bedroom with built in cupboards, three piece wet room.
There is a 24-hour emergency call system linked directly to dedicated on-site team who are available 24/7, 365 days a year. Tailored care packages are available at an additional cost.
Each apartment has an audio and visual entry system linked to the main entrance, wider doorways and spacious rooms for ease of wheelchair access, ample easy reach sockets, light switches and telephone points and electric throughout with energy efficient hot water and central heating system. Within the main building there is a beautifully appointed Lounge with outdoor patio area, large table service restaurant, hairdressing facilities, outside there are large communal gardens and an internal Mobility Scooter & Bicycle Store with electric charging facilities.
The apartments are leasehold. A Service and Well-being Charge and Ground Rent apply.
Leasehold Property 125 year term/Council Tax Band D/Service charges of £907.13 PM & Ground Rent of £1133.31 PA

A Building Reserve Fund contribution and Administration Fee are payable on resale of the property'

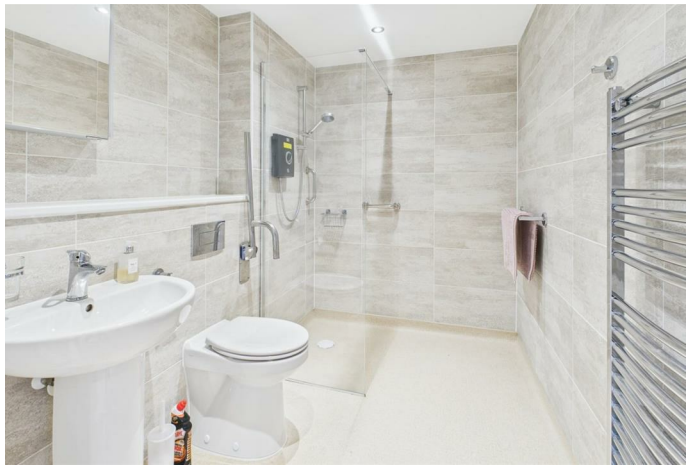
ARL is a member of ARCO (associated retirement community operators)





















Approximate total area[1]

573.29 ft²

Balconies and terraces

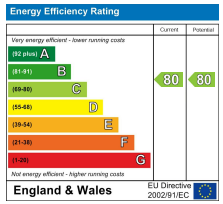
35.2 ft²

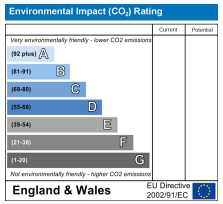
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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