



Apartment 10

The Foundry 22A Hammerton Street,
Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Service charge fee £102 once a month
- 2 Bedrooms + 2 Bathrooms
- Ground Floor Apartment
- Chain free sale
- Large open plan
- Courtyard
- Burnley Town Centre Conservation Area
- Leasehold – 999 Years from 1.1.2021
- EPC Rated C – Council Tax Band B

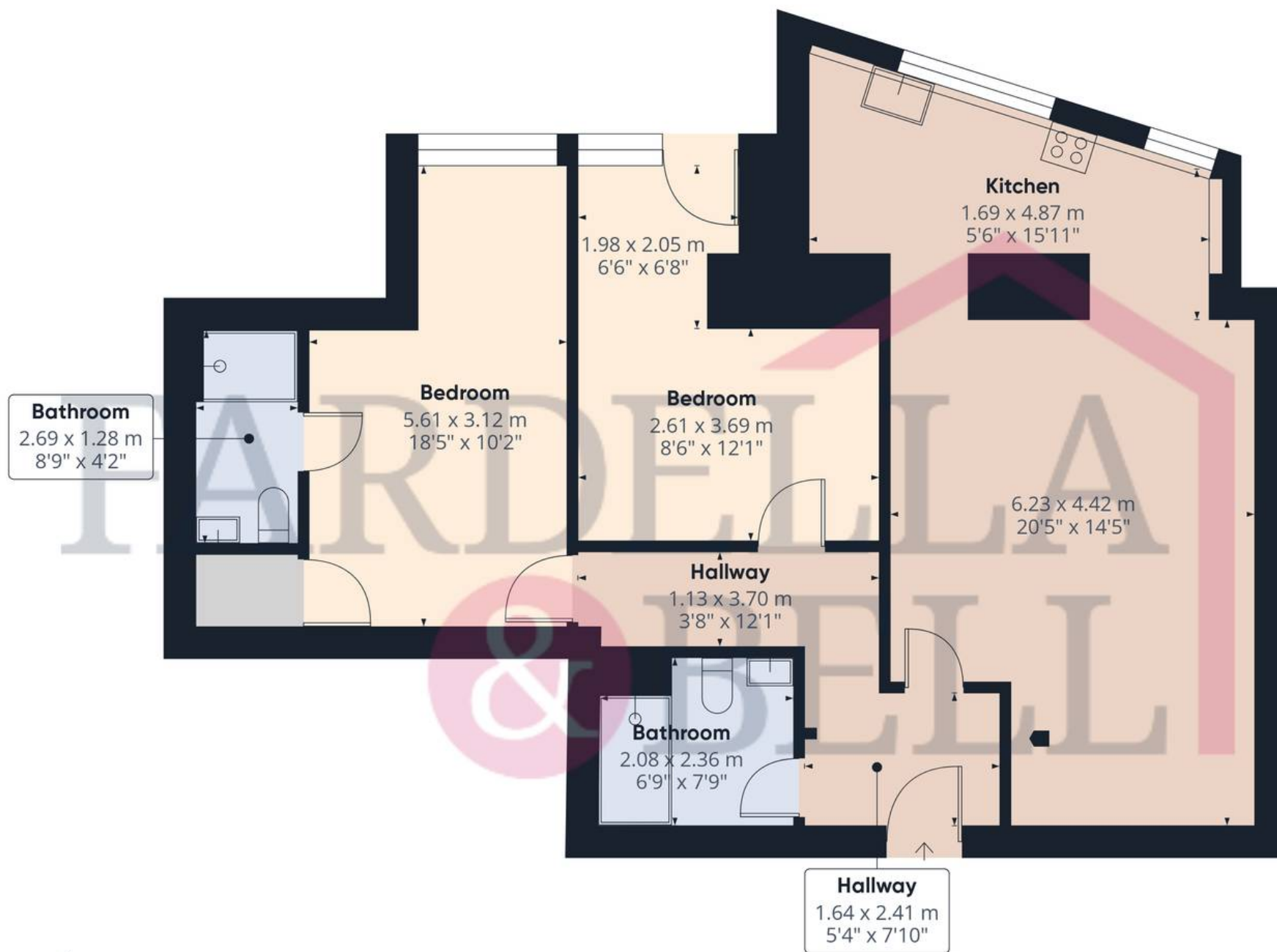


Property Description

This beautifully presented apartment offers spacious, modern accommodation with a strong mix of contemporary styling and character features. The standout open-plan living, dining and kitchen area provides an excellent everyday and entertaining space, with a sleek fitted kitchen, extensive worktop space and striking exposed stone columns adding real personality. The living area is generously proportioned, allowing plenty of room for both relaxed seating and dining. The apartment offers two well-sized bedrooms, both finished in a clean, neutral style, with the principal bedroom providing particularly generous proportions and space for additional furniture or a home working area. The accommodation is completed by a stylish shower room featuring a large walk-in enclosure, modern sanitaryware, fitted storage & chrome heated towel rail. Recessed lighting, modern internal doors, neutral décor and a bright finish run throughout, creating a move-in-ready home with an impressive sense of space.







Approximate total area⁽¹⁾

82.7 m²

891 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





COURTYARD

Externally, the development retains plenty of character, with attractive stone elevations and a real nod to its industrial heritage. Residents benefit from a gated communal setting, helping to create a more private and secure feel around the building. The apartment itself also enjoys access to a private paved courtyard area, providing valuable outdoor space for seating, pots or simply somewhere to sit out in the warmer months. Beyond this, there are well-kept communal areas surrounding the development, including paved walkways and landscaped sections. Vehicle access is via secure gated entry, leading into the residents' car park. A parking space is available within the gated car park via a residents' permit at £55 per month, making this a particularly convenient option for town-centre living.

ALLOCATED PARKING

1 Parking Space

SECURE GATED





BRITISH
PROPERTY
AWARDS

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BURNLEY



BRITISH
PROPERTY
AWARDS

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORTH WEST
(CUMBRIA & LANCASHIRE)

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