



The Cottons

RAMSBOTTOM



THE COTTONS



A Gentle Welcome

Tucked within the beautifully maintained surroundings of The Cottons, Apartment 11 offers a quieter pace of living, where comfort, community, and calm all sit hand in hand. From the moment of arrival, there is a sense of ease. The apartment enjoys convenient access from the car park, while the wider development itself provides thoughtful facilities that gently enrich everyday life, from the welcoming homeowner's lounge to the on-site gym and communal dining spaces.

Stepping through the front door, the apartment immediately opens into a wonderfully spacious hallway. The home branches softly in different directions from here, creating an immediate feeling of openness. Soft neutral carpet cushions each step, while spotlights overhead cast a warm glow across the pale walls, allowing the entire entrance to feel bright, airy, and calm.

There is practicality woven quietly into the design, too. To one side, a generous storage room houses the boiler, meters and plenty of additional space for household essentials, coats, and visiting guests' belongings. Opposite, a dedicated laundry cupboard keeps washing appliances and linens tucked neatly away, allowing the main living spaces to remain uncluttered and restful.



Space To Savour

The living accommodation unfolds gently ahead, where the lounge and dining areas settle into a wonderfully sociable arrangement.

The lounge itself feels instantly comforting. Neutral tones create a timeless backdrop, while a central gas fire brings warmth and focus to the seating area, perfect for quieter evenings as dusk settles outside.

There is a softness to the room, shaped by natural light drifting through the large patio doors at the far end, while spotlights overhead keep the atmosphere bright and welcoming long after sunset.

This room adapts beautifully to everyday life. Slow mornings with coffee and newspapers beside the window. Family visits gathered around the fire. Cosy evenings beneath soft lamplight while the world outside settles into stillness.

The dining space sits naturally alongside, creating an effortless flow for entertaining or relaxed day-to-day living. Patio doors open directly onto the sheltered outdoor seating area, allowing the garden outlook to become part of the room itself through every season.





Culinary Delights

Wrapping around from the living space, the kitchen feels wonderfully practical with a natural sense of calm. Neutral tiling runs underfoot, while cream cabinetry and granite worktops bring warmth and durability to the space.

Everything has been thoughtfully arranged to make daily routines feel effortless. There is plenty of preparation space for cooking and baking, along with generous cupboards to keep everything neatly organised. The sink sits beneath the window, where natural light spills gently across the worktops throughout the day, while integrated appliances, including the oven, microwave, fridge freezer, slimline dishwasher, and Beko electric hob, ensure the space balances style with convenience.



Rest & Retreat

Moving back across the hallway, the private accommodation side of the apartment continues the same calm and spacious atmosphere found throughout the home.

Bedroom two sits adjacent to the lounge and enjoys lovely views across the greenery outside. Large enough to comfortably accommodate a king-size bed alongside additional furniture, it feels bright, restful, and wonderfully versatile. Whether arranged as a welcoming guest room, hobby space, or second bedroom, there is a lovely sense of quiet here, softened further by the mature gardens beyond the window.

Opposite, the main bathroom offers a relaxing retreat at the end of the day. Modern tiling reflects the natural light beautifully, while the large bathtub with a mains-powered shower overhead allows the space to shift easily between quick morning routines and slower evenings spent unwinding in warm water.





Principal Peace

At the far end of the apartment, the principal suite enjoys a peaceful sense of privacy.

Generous proportions allow plenty of space for a king-size bed and additional furnishings, while the large window frames calming views of greenery and mature trees beyond. There is a gentleness to the outlook that changes beautifully with the seasons, from bright summer mornings to the rich golden tones of autumn. Built-in wardrobes provide excellent storage, keeping the space feeling restful and uncluttered.

Flowing naturally from the bedroom, the en-suite shower room mirrors the elegant finish of the main bathroom. Contemporary tiling, spotlights overhead, a backlit mirror, and a spacious shower enclosure create a space that feels both practical and quietly luxurious.



A Garden Outlook

One of the most appealing aspects of Apartment 11 is the connection to the outdoors. Through the patio doors, the private seating area creates a sheltered haven beneath the balcony above, allowing the space to be enjoyed comfortably throughout the changing weather.

There is room here for a bistro table, potted lavender, morning coffee in the sunshine, or an evening glass of wine while the gardens settle into stillness around dusk. Beyond, beautifully maintained lawns stretch out amongst established shrubbery and mature trees, creating a peaceful green outlook that softens every view from the apartment itself.

The surrounding greenery brings a wonderful sense of calm to everyday life, offering moments of birdsong, changing seasons, and quiet beauty just beyond the doors.



Out & About

Set within the prestigious Cottons development in the heart of Ramsbottom, this elegant apartment offers a lifestyle centred around comfort, community and convenience. Designed exclusively for later living, The Cottons combines beautifully maintained surroundings with a welcoming atmosphere, creating a place where it's easy to remain independent while enjoying a vibrant social lifestyle.

Within the development itself, residents benefit from thoughtfully designed communal spaces including an elegant residents' lounge and on-site dining facilities – perfect for coffee mornings, relaxed lunches, social events or simply catching up with neighbours and friends.

Step outside and Ramsbottom's charming town centre is just a gentle stroll away. Regularly recognised as one of the North West's most desirable places to live, the town is filled with independent boutiques, cafés, tea rooms and local businesses that give it such a warm and welcoming character. Enjoy coffee and homemade cake at The Cocoa Tree, browse crafts and gifts at Clarks, or meet friends for lunch or light nibbles at favourites including Room 54, The Old Bank and Drinc.

For those who enjoy keeping active, Ramsbottom offers an abundance of scenic walks and outdoor spaces. Gentle riverside strolls, walking groups and countryside routes towards Holcombe Hill and Peel Tower are all close by, while Nuttall Park provides beautifully maintained green space, tennis courts and peaceful riverside seating areas. The local library also plays an important role within the community, hosting regular social groups, craft sessions, events and activities throughout the year.

Everyday essentials are refreshingly convenient, with Aldi, Tesco and Morrisons all within easy reach alongside pharmacies, salons, cafés and independent retailers. Healthcare facilities and transport connections are also close by, ensuring day-to-day living remains effortless.

Commuters and visitors alike benefit from excellent transport links, with easy access to the M66 and regular bus services connecting Ramsbottom with Bury and Manchester. The nearby X41 express bus also provides direct travel into Manchester city centre.

Blending community spirit, independent charm and beautifully accessible surroundings, The Cottons offers a lifestyle that feels relaxed, sociable and wonderfully well connected – a place where later living can be enjoyed at exactly the right pace.



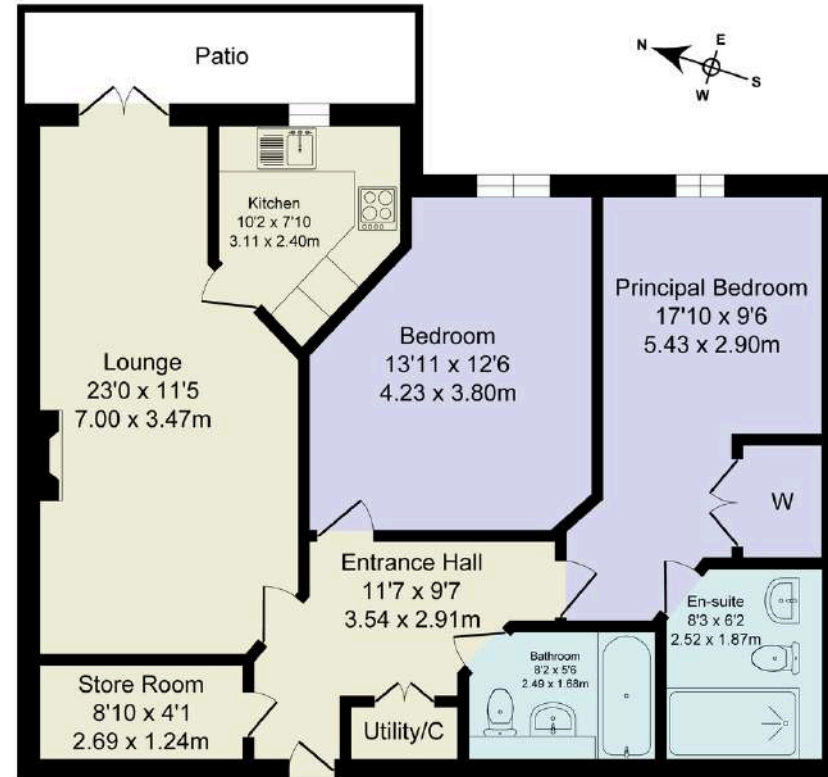
The Finer Details

- Stunning Two Bedroom Ground Floor Apartment with Peaceful Wooded Aspect
- Bespoke Living for Over 65s
- Principal Bedroom with En-Suite Shower Room
- Spacious Lounge with Focal Fireplace and Separate Kitchen with Integrated Appliances
- On-site Restaurant, Coffee Lounge and Hair Salon
- Patio Area, One Parking Place and Communal Gardens Including Vegetable Patch
- 24-Hour Emergency Call System Linked Directly to Dedicated On-Site Team
- Audio and Visual Entry System to Main Entrance
- Leasehold - 119 Years Remaining
- Ground Rent £1315.94 per Annum
- Service Charge £960 per Month
- Bury Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Approx. Floor Area 879 Sq.ft. (81.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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WAINWRIGHTS
ESTATE AGENTS

To view The Cottons,
Call 01204 773556 or email sales@wainwrightshomes.com