



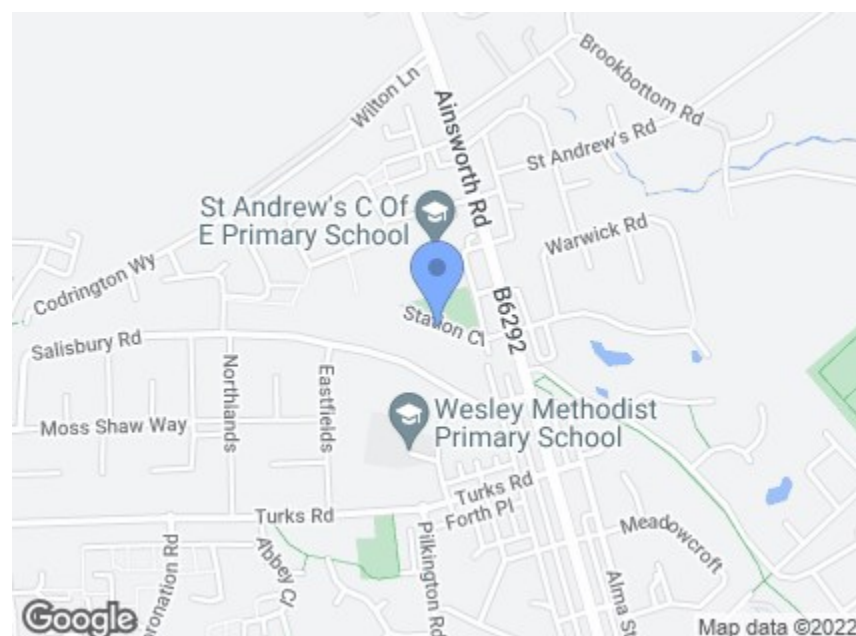
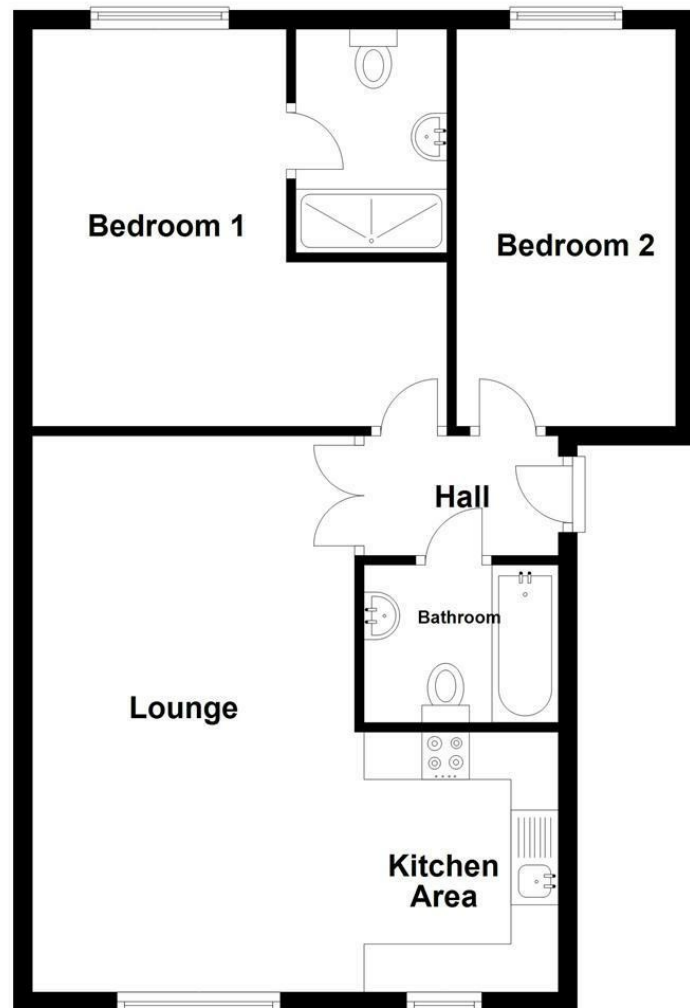
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**CHARLES LOUIS**

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**Ground Floor**



**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**11 Station Close**  
Radcliffe, Manchester, M26 4GW  
**£695 Per month**



- Spacious Second Floor Apartment
- Open Aspect Lounge & Kitchen Area
- Generous Master Bedroom With En Suite
- Allocated Parking Space To The Rear
- Newly Redecorated Throughout
- Fully Integrated Appliances to Kitchen
- Double Second Bedroom, Stylish Bathroom
- Must Be Viewed To Be Appreciated

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# 11 Station Close

## Radcliffe, Manchester, M26 4GW

Charles Louis are thrilled to present this thoughtfully refurbished and beautifully presented apartment situated in the sought after Radcliffe area of Manchester within easy walking distance of public transport links including Radcliffe's Metro Link tram station. The centres of Bolton, Bury and of course Radcliffe itself with its locally renowned market and shopping area are easily accessed by car and allocated parking is provided directly to the rear of the purpose built complex. Situated on the second floor with secure entry, the apartment comprises entrance hall, spacious and immaculately decorated lounge with an open aspect into the kitchen fitted with oven, dishwasher, fridge and freezer, a generous master bedroom with en suite shower room, a second double bedroom and a bathroom fitted with a three piece suite. Viewing is a must in order to appreciate the size and standard of presentation of this apartment. Call today to reserve your viewing appointment.

### Entrance Hall

With intercom phone, radiator, telephone point, power points, and hatch giving access to storage space in the loft.



### Open Aspect Lounge & Kitchen

19'3 x 18'3 (into kitchen) (11'2 min) (5.87m x 5.56m (into kitchen) (3.40m min))



### Lounge

With a front facing UPVC window with a view over the park, coving, two radiators, TV and satellite points, telephone point, power points, and an open aspect to the kitchen area.



### Kitchen

With a front facing UPVC window, tile effect flooring, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven with electric hob and extractor hood, integrated dishwasher, integrated fridge and freezer, and plumbing for washing machine.



### Master Bedroom

14'4 max (10'3 min) x 13'9 (4.37m max (3.12m min) x 4.19m)  
With a rear facing UPVC window, two radiators, TV and satellite points, telephone point and power points.



### En Suite

7'7 x 3'8 (2.31m x 1.12m)  
Partly tiled with tiled effect flooring, shaver point, radiator, extractor fan, wall mirror, walk-in shower cubicle with mains fed shower, low flush W/C, and hand wash basin with pedestal.



### Bedroom Two

13'9 x 7'7 (4.19m x 2.31m)  
With a rear facing UPVC window, radiator, and power points.



### Bathroom

6'9 x 5'5 (2.06m x 1.65m)  
Partly tiled with tiled effect flooring, radiator, shaver point, wall mirror, extractor fan, and a three piece suite comprising panel enclosed bath, low flush W/C, and hand wash basin with pedestal.



### Parking

The property benefits from having an allocated parking space to the rear of the property.



Council Tax Band B