

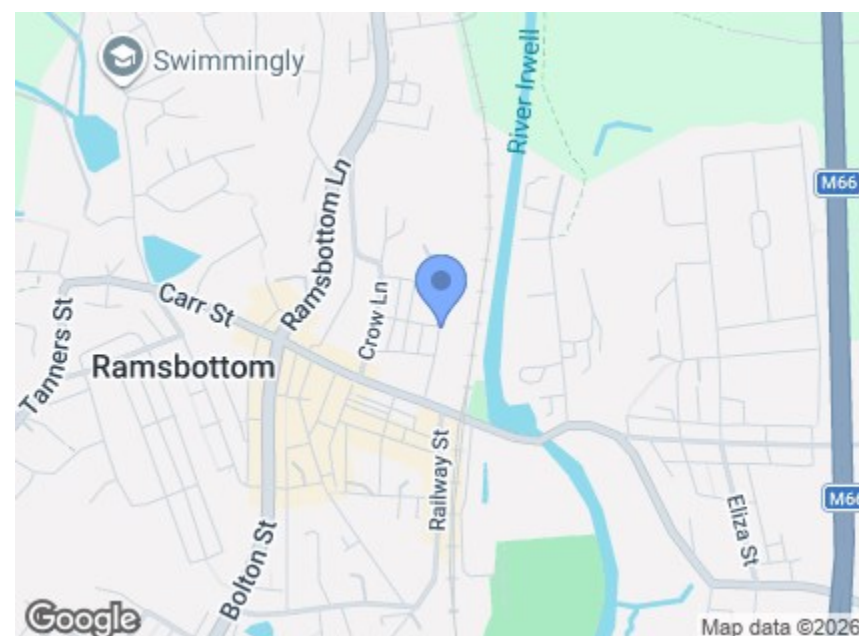


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Ground Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	80	68	68

EU Directive 2002/91/EC

Garden Court, Garden Street Ramsbottom, Bury, BL0 9FW

£750 Per month



- **NOW LET - NO FURTHER VIEWINGS WILL TAKE PLACE**
- **Allocated Secure Parking**
- **Open plan Living Room / Fitted Kitchen**
- **Two Good Size Bedrooms**
- **First Floor Apartment, Available Immediately**
- **Close Proximity to Town Centre**
- **Modern Fitted Bathroom**
- **Viewing Highly Recommended To Appreciate Property**

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.

Garden Court, Garden Street

Ramsbottom, Bury, BL0 9FW

**** NOW LET - PLEASE NOTE NO FURTHER VIEWINGS WILL TAKE PLACE ** TWO BEDROOM, IMMACULATEDLY PRESENTED FIRST FLOOR APARTMENT**** Charles Louis Homes are pleased to bring to the market this recently refurbished Two Bedroom first floor apartment, situated in the ever popular Ramsbottom area within walking distance to the town centre and having easy access to the motorway network. The property is available to occupy immediately and in brief comprises entrance hallway leading off to an open plan living room with an open aspect Kitchen with fitted appliances, bedrooms one and two and a good size bathroom. The property benefits from having electric heating and double glazing throughout, in addition to a secure allocated parking space. Viewing is highly recommend to appreciate the property.

Hallway

Intercom, Smoke Alarm, inset spotlights, storage cupboard housing water tank.

Open Plan Living Room /Kitchen

16.5 x 10.7 (4.88m.1.52m x 3.05m.2.13m)

Open plan living room and kitchen in 'L' shape with uPVC window and french doors opening to balcony, inset spot lights, electric heater.



Alternative View



Kitchen Area

17.6 x 9.9 (5.18m.1.83m x 2.74m.2.74m)

uPVC window, Range of wall and base units, inset sink with mixer tap, solid wood worktops, integrated oven, halogen hob with chimney extractor fan, plumbed for washing machine, inset spot lights



Bedroom One

8.8 x 12.5 (2.44m.2.44m x 3.66m.1.52m)

uPVC window, inset spot lights, electric heater, power points.



Bedroom Two

7.2 x 12.5 (2.13m.0.61m x 3.66m.1.52m)

uPVC window, inset spot lights, electric heater, power points.



Bathroom

5.8 x 7.9 (1.52m.2.44m x 2.13m.2.74m)

Three piece suite in white comprising of low level WC, wash hand basin, bath and electric shower above, part tiled, heated chrome towel rail, centre ceiling light.



External

Access to building with keypad and allocated parking through electric gates.



Council Tax Band B