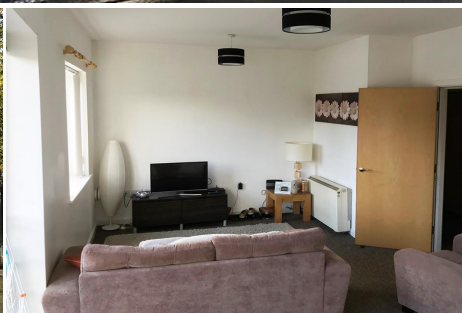


## 2 Bedroom Flat for Rent - £450 per month

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



### KEY FEATURES

- SECOND FLOOR MODERN APARTMENT • TWO BEDROOMS • WELL PRESENTED INTERIOR • LOCATED IN RAMSBOTTOM CENTRE • MODERN FITTED KITCHEN • RESERVED PARKING • SECURITY INTERCOM SYSTEM • OPEN PLAN LIVING • AVAILABLE IMMEDIATELY • VIEWING RECOMMENDED

## Description

### \*\* TWO BEDROOM MODERN SECOND FLOOR APARTMENT IN THE HEART OF RAMSBOTTOM \*\*

JH Sales and Lettings are delighted to offer for let this well presented two bedroomed second floor apartment located in this popular small development off Garden Street in the centre of Ramsbottom.

Benefitting from electric storage heating, security intercom system and gated private parking, the accommodation on offer comprises of entrance hallway, good sized lounge, open plan fitted kitchen with Juliette balcony, two bedrooms bedroom and main three piece bathroom suite, Outside, there are communal garden areas and private parking.

## Location

From Ramsbottom village centre, proceed along Bridge Street towards the East Lancashire Railway station. Shortly before, take a left hand turning into Garden Street. The development is located at the end of Garden Street to the left hand side.

## Energy Efficiency

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		81	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

