

2 Bedroom Apartment for Sale - £119,950

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



KEY FEATURES

- MODERN APARTMENT • RAMSBOTTOM CENTRE LOCATION • TWO GOOD SIZED BEDROOMS • NEWLY DECORATED/FLOORING THROUGHOUT • JULIETTE BALCONY • SECURE PARKING WITH GATED ENTRANCE • SITUATED FOR MOTORWAY NETWORK • LOCATED ON FIRST FLOOR • POPULAR DEVELOPMENT • SOLD WITH NO ONWARD CHAIN

Description

**** A MODERN TWO BEDROOMED APARTMENT IN THE HEART OF RAMSBOTTOM CENTRE****

JH Sales and Lettings are delighted to offer for sale this purpose built first floor two bedroomed apartment located within the Garden Court Development in Garden Street, Ramsbottom. The property offers a Ramsbottom village centre location, ideally situated for all local amenities and attractions.

The property has recently undergone a programme of redecoration and new flooring throughout and is ideal for a purchaser that wishes to have all the amenities that Ramsbottom village centre offers within walking distance.

With a modern interior, the accommodation, heated by electric storage and wall heaters, comprises of good sized entrance hallway, open plan lounge/dining/ kitchen with Juliette balcony and window providing a dual aspect, fitted modern kitchen with appliances, two double bedrooms and three piece white bathroom suite.

Located within a secure gated development with intercom system access, the property offers secure gated parking. Viewing is invited by arrangement with our Tottington office.

We are advised by our vendors of the following:

Council Tax Band: B

Tenure: Leasehold

Service Charge: £142.06 per month

Please contact our offices for details of the Energy Performance Certificate

Accommodation:

Entrance Hallway: 16'6 x 3' (4.89m x 0.91m)

Lounge/Dining/ Kitchen: 24'1 x 11.10 (7.33m x 3.6m)

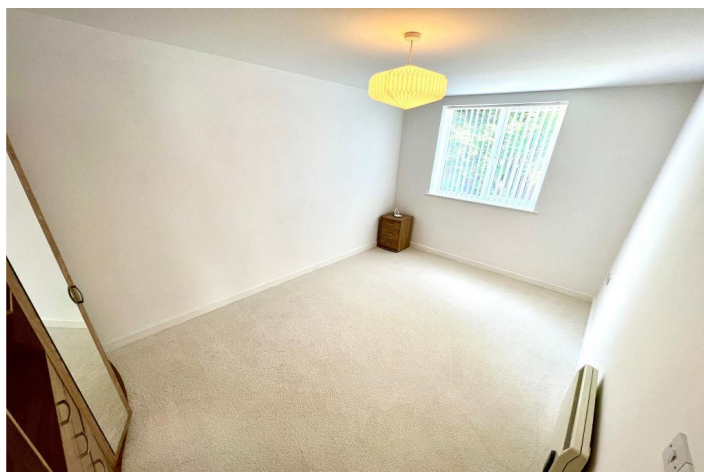
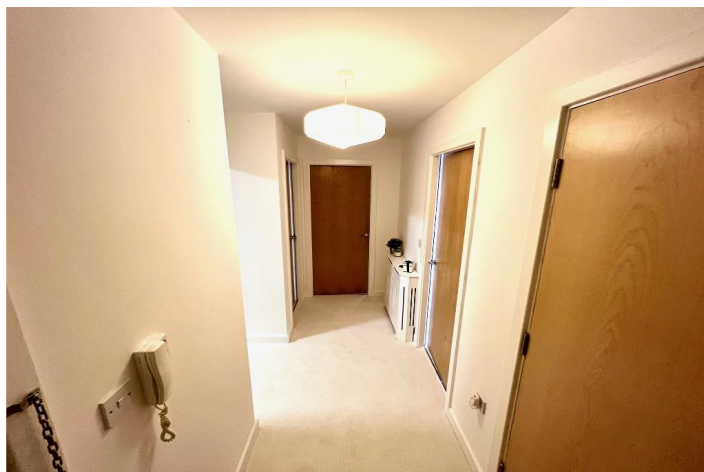
Bedroom 1: 14'1 x 9'2 (4.3m x 2.8m)

Bedroom 2: 10'6 x 7'7 (3.2m x 2.3m)

Bathroom: 5'6 x 5'6 (1.7m x 1.7m)

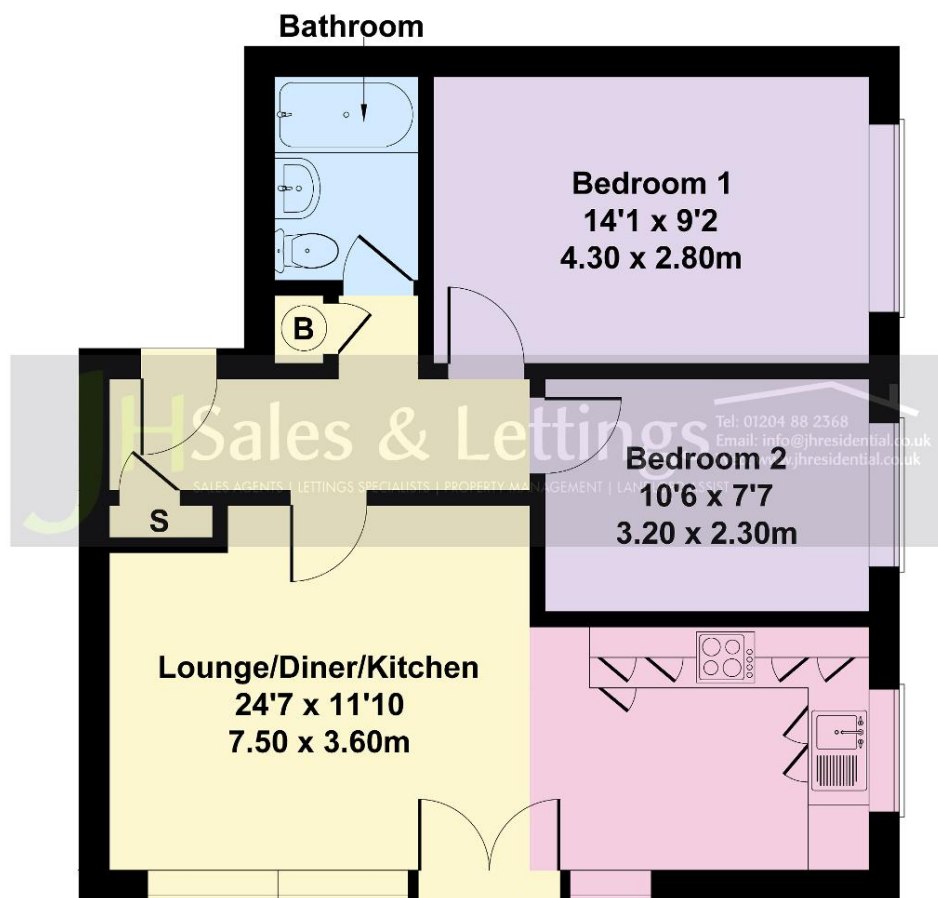
PROPERTY MISDESCRIPTIONS ACT

JH Sales and Lettings act on behalf of the vendor in this sale. All descriptions and measurements provided in these details are provided in good faith and any purchaser should not rely on these details as statement of fact and should by inspection satisfy themselves that these are correct. These particulars are produced purely to assist any prospective purchaser in deciding whether they wish to view the property and only as a general guide. of the services, The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas, interested parties are recommended to seek independent advice before committing themselves to purchase





**Approximate Gross Internal Area
581 sq ft - 54 sq m**



**Not to Scale. Produced by The Plan Portal 2023
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