



## 1 Bedroom Ground Floor apartment for Sale - £114,950

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



### KEY FEATURES

- MODERN GROUND FLOOR APARTMENT
- RAMSBOTTOM CENTRE LOCATION
- DOUBLE BEDROOM WITH FITTED ROBES
- SEPARATE SINGLE GARAGE
- SECURE PARKING WITH GATED ENTRANCE
- WELL PRESENTED THROUGHOUT
- POPULAR DEVELOPMENT
- SOLD WITH NO ONWARD CHAIN



## Description

### \*\* A MODERN GROUND FLOOR ONE BEDROOMED APARTMENT IN THE HEART OF RAMSBOTTOM CENTRE\*\*

JH Sales and Lettings are delighted to offer for sale this purpose built, ground floor one 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 is presented to a good standard throughout with a recently fitted kitchen and is ideal for a purchaser that wishes to have all the amenities that Ramsbottom village centre offers within walking distance. The attractive apartment also offers the investment landlord a popular and sought after rental property to add to their current rental portfolio.

With a modern interior, the accommodation, heated by electric storage and wall heaters, comprises of good sized entrance hallway, open plan lounge/dining/ recently fitted kitchen with appliances, good sized double bedroom with fitted furniture, and three piece white bathroom suite.

The property also benefits from a single garage within the development.

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.

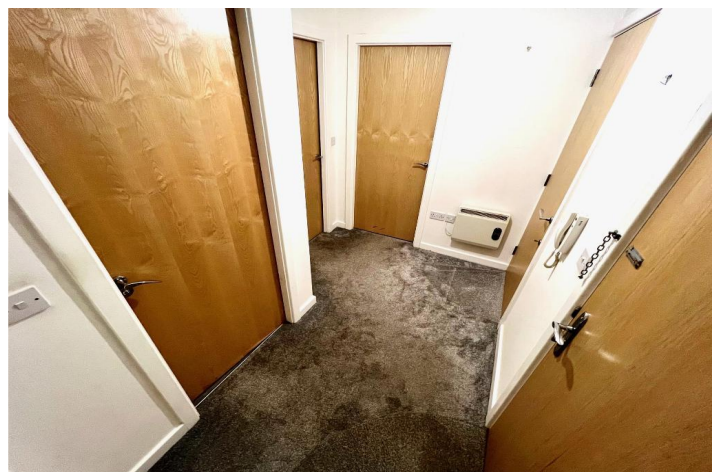
We are advised by our vendors of the following:

Council Tax Band: A  
Tenure: Leasehold  
Service Charge: £142.06 per month

Accommodation:  
Entrance Hallway:  
Lounge/Dining/ Kitchen: 26'1 x 11.09 (7.96m x 3.57m)  
Bedroom 1: 15'5 x 8'8 (4.69m x 2.64m)  
Bathroom: 6'10 x 5'7 (2.08m x 1.7m)

#### PROPERTY MISDESCRIPTIONS ACT

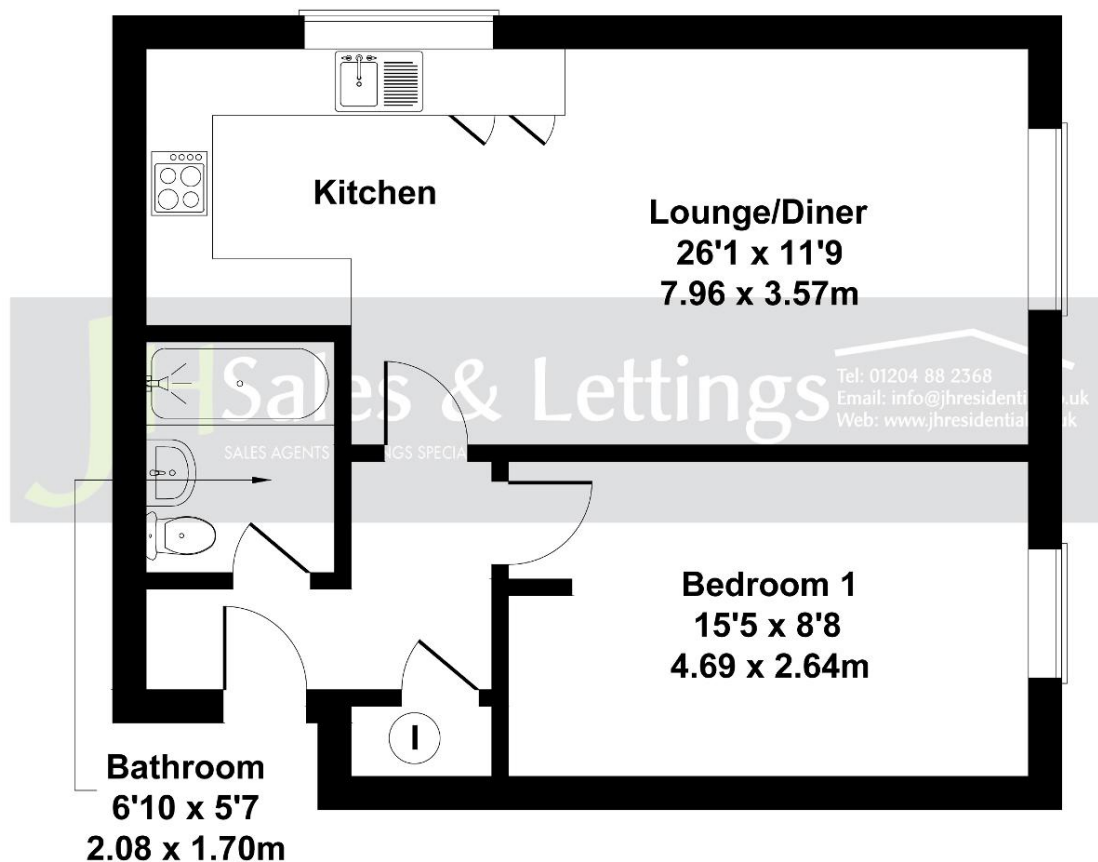
JH Sales and Lettings act on behalf of the vendor in this sale. All descriptions and measurements provided in these details are provided in good faith and any purchaser should not rely on these details as statement of fact and should by inspection satisfy themselves that these are correct. These particulars 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**  
**549 sq ft - 51 sq m**



Not to Scale. Produced by The Plan Portal 2023  
**For Illustrative Purposes Only.**

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		