

£575  
pcm



**JON SIMON**  
ESTATE AGENTS



## Features

- Well presented two bedroom duplex flat
- Includes water rates
- Modern fully fitted dining kitchen
- Modern three piece bathroom suite
- Two double bedrooms
- Haslingden town centre location
- Walking distance of all local amenities
- Available Immediately
- Close to motorway networks
- EPC Rating - D
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* WELL PRESENTED TWO BEDROOM APARTMENT \*\* AVAILABLE IMMEDIATELY \*\* SITUATED IN HASLINGDEN TOWN CENTRE \*\*WATER RATES INCLUDED \*\***

Spacious, first floor, two-bedroom apartment situated in the heart of Haslingden town centre above a well established carpet shop. This duplex apartment is comprised of two double bedrooms, a large lounge, kitchen and bathroom.

Available immediately!! Viewing is a must to fully appreciate this property!

Rent £575.00pcm

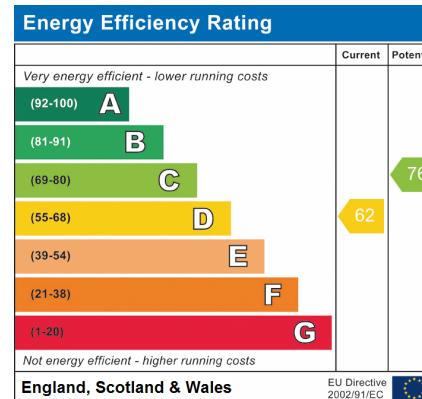
Deposit £575.00

Local Authority/Council Tax: Rochdale Council: A Annual Amount: £1613.71 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1800Mbps Upload: 220Mbps

Mobile Coverage: EE - Good outdoor, Vodafone - Good outdoor, variable in-home, Three - Good outdoor, variable in-home, O2 - Good outdoor and in-home.



## Local Authority

Rossendale

Band A

Tax Band Amount: £1613.71

## Room Descriptions

### Ground Floor

#### Communal Entrance Hallway

UPVC double glazed front door and stairs leading to the first floor landing area.

#### Lounge

Spacious lounge with; carpet, painted walls, UPVC window, gas central heating.

#### Dining Kitchen

Tiled floor, white cupboard units, grey worktops, free standing oven, chrome sink, painted walls, pantry under stairs.

#### Bathroom

Tiled bathroom with; white bath, white sink, and white toilet. Chrome fittings, shower over bath with a glass bath panel, gas central heated.

### First Floor

#### Bedroom One

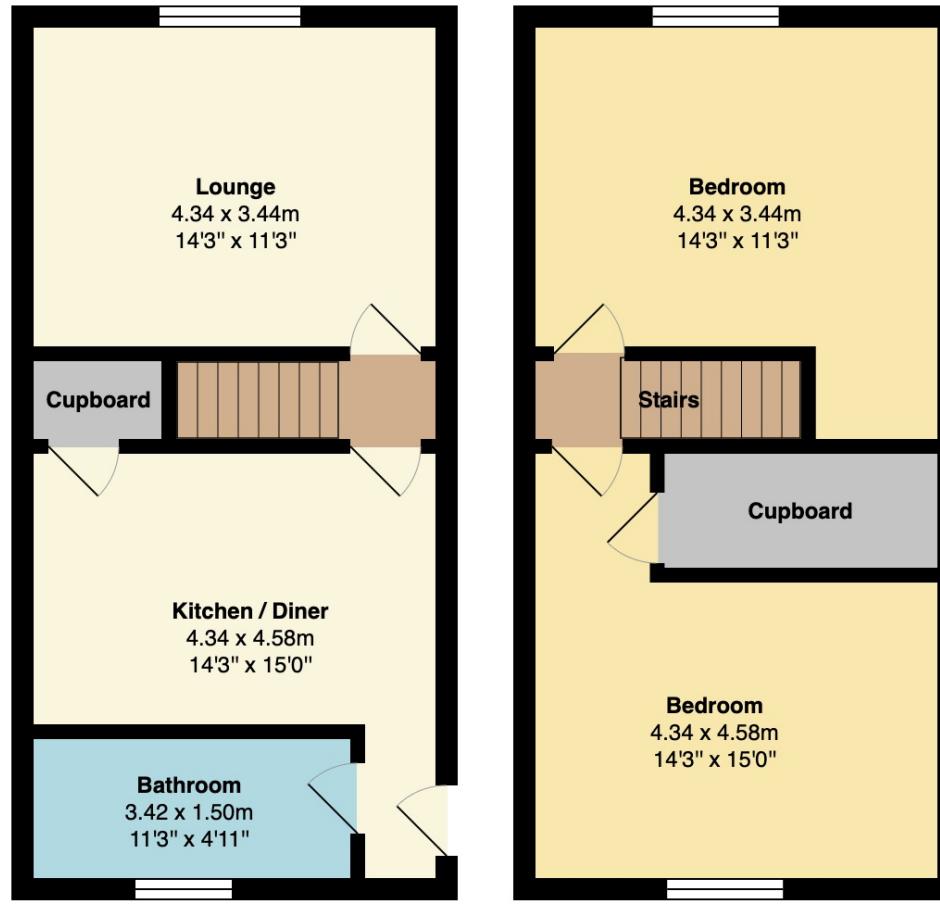
Spacious double bedroom, cream carpets, painted walls, UPVC window, gas central heating, small dressing room/wardrobe space.

#### Bedroom Two

Spacious double bedroom, cream carpets, painted walls, UPVC window, gas central heating.



## Floorplan



### Ground Floor

Area: 39.8 m<sup>2</sup> ... 429 ft<sup>2</sup>

### First Floor

Area: 39.8 m<sup>2</sup> ... 429 ft<sup>2</sup>

Total Area: 79.7 m<sup>2</sup> ... 858 ft<sup>2</sup>

#### General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

#### Measurements

All measurements quoted are approximate.

#### Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.