

£1,000
pcm



JON SIMON
ESTATE AGENTS

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Features

- A BEAUTIFUL TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- LOUNGE / DINING ROOM WITH BALCONY
- KITCHEN & UTILITY ROOM
- MODERN THREE PIECE WHITE BATHROOM
- GARAGE AND DRIVEWAY
- GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- AVAILABLE IMMEDIATELY
- PRESTIGE GATED DEVELOPMENT
- PANORAMIC COUNTRYSIDE VIEWS
- SEMI RURAL LOCATION
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

Summary of Property

**** STUNNING FIRST FLOOR DOUBLE BEDROOM APARTMENT ** BALCONY WITH BEAUTIFUL OPEN VIEWS ** MODERN KITCHEN & UTILITY ROOM ** GARAGE & DRIVEWAY ** MUST SEE! **** A beautifully presented two-bedroom first-floor apartment located within an exclusive gated development in a picturesque semi-rural setting. Just a short walk from open countryside and a selection of excellent country pubs, this home offers the perfect balance of tranquillity and convenience. Enjoy scenic walks along nearby trails by day, and by night, take in the glittering lights of the Manchester skyline. Ideally situated just off the main Rochdale-Bury road, the property provides easy access to the motorway network.

The apartment offers deceptively spacious and versatile living accommodation, briefly comprising an entrance hall, a large lounge/dining area with a Juliette balcony, a modern fitted breakfast kitchen, utility room, two generous double bedrooms, and a stylish three-piece bathroom. The property further benefits from gas central heating and double glazing throughout. Set within beautifully maintained communal grounds of this prestigious development, residents enjoy views across open countryside and towards Manchester's skyline. On entering the development, a central water feature welcomes you, surrounded by visitor parking and landscaped gardens that flow around the site. The apartment also includes a single garage and an allocated parking space. Viewing is highly recommended and strictly by appointment only via our Ramsbottom office.

Deposit: £1000.00

Local Authority/Council Tax

Rochdale Council: C Annual Amount: £2184.96 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1000Mbps Upload: 1000Mbps

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

Local Authority

Rochdale Council

Band C

Tax Band Amount: £2184.96

Room Descriptions

FIRST FLOOR APARTMENT

Communal Entrance

Tiled flooring and stairs leading to the first floor landing.

Hallway

Ceiling spotlights, intercom system and large storage cupboard housing a radiator wash hand basin, extractor unit, ceiling spotlights and loft access.

Lounge & Dining Room

Double glazed French patio doors, double glaze side window, radiators, TV point and internet point.

Kitchen

A modern range of wall and base units with complementary surface, four ring gas hob with extractor unit above, double electric oven, single bowl sink unit with drainer, integrated fridge, freezer and dishwasher, radiator, part tiled walls, boiler, tiled flooring, ceiling spotlights, double glazed front and side windows.

Utility Room

Base unit with complementary worksurface, single bowl sink unit with drainer, plumbed for washing machine, part tiled walls, tiled flooring, radiator, extractor unit and ceiling point.

Bedroom One

Double glazed window, fitted wardrobes and units, ceiling point.

Bedroom Two

Double glazed side window, radiator and ceiling point.

Bathroom

A modern three-piece white suite comprising of a tiled bath with mixer tap, shower above with glass shower screen, low level w/c, wash hand basin, towel radiator, part tiled walls and flooring, shaver point, wall mounted mirror, extractor unit and ceiling spotlights.

Outside

Garage & Parking

A single garage within a block of garages. Power points. Driveway for allocated parking.



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.