Features

- A Beautiful Two Double Bedroom Ground Floor Apartment
- Spacious Bright Living Room
- Two Parking Spaces To The Front
- Stylish Open-Plan Dining Kitchen With Appliances
- Modern En-Suite Shower Room & Family Bathroom
- Semi Rural Setting
- Easy Access to M66/ Manchester
- Built-in Storage
- Private Entrance
- Communal Gardens
- Viewing Highly Recommended and Strictly by Appointment Only

Summary of Property

** STUNNING GROUND FLOOR APARTMENT - WITH ITS OWN PRIVATE ENTRANCE ** TWO ALLOCATED PARKING SPACES ** MODERN OPEN PLAN DINING KITCHEN ** EN-SUITE SHOWER ROOM & MODERN BATHROOM ** MUST SEE!! ** We are delighted to present this beautifully spacious and modern executive two-bedroom apartment, offering contemporary living with underfloor heating throughout. Located on the ground floor of a sought-after development in the heart of Helmshore, at the base of Musbury Tor, this property combines style, comfort, and convenience. The apartment boasts its own private entrance and two allocated parking spaces directly in front of the property. Inside, you'll find an impressive 969 sq ft of well-designed living space, including a large entrance hallway with a built-in cloakroom/storage cupboard. The bright and airy open-plan living and dining area spans 425 sq ft and features a sleek, contemporary fitted kitchen complete with integrated appliances and a stylish island. An inner hallway leads to two generously sized double bedrooms, one with fitted wardrobes, and two modern bathrooms—one of which is a designer en-suite to the main bedroom. This superb apartment is situated in a highly desirable Helmshore location, right on the edge of the countryside.

Viewing is highly recommended and strictly by appointment only through our Ramsbottom office.
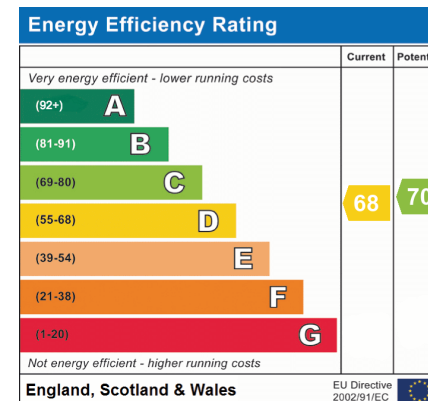
Tenure: Leasehold - 139 years remaining

Rossendale Council: Council tax band: C £2151.62 Approx.

Annual ground rent: £250.00

Annual service charge: £1,564.75 (£130.39 a Month)

Flood Risk: Low

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Local Authority

Rossendale Council
Band C
Tax Band Amount: £2151.62

Room Descriptions

Ground Floor

Entrance Hallway
Composite double glazed front door and window, laminate flooring, large storage cupboard, ceiling spotlights. Leading to the open plan kitchen diner.

Lounge
Two UPVC double glazed windows, TV point, laminate flooring, Elcotherm electric radiators and ceiling spotlights.

Open Plan Dining Kitchen
A contemporary range of wall and base units with complementary granite works surface, four ring induction hob with extractor above, integrated electric oven, fridge, freezer, dishwasher and washing machine, breakfast bar, single bowl sink with drainer, laminate flooring, ceiling spotlights, Elcotherm electric radiator and UPVC double glazed window.

Inner Hallway
Elcotherm electric radiator, laminate flooring and ceiling spotlights.

Bedroom One
UPVC double glazed window, Elcotherm electric radiator and ceiling spotlights.

En-Suite Shower Room
A contemporary designer three-piece white suite comprising of a large walk-in shower unit, low level WC, wash hand basin, chrome towel radiator, tiled flooring, part tiled walls and ceiling spotlights.

Bedroom Two
UPVC double glazed window, modern fitted wardrobes, electric radiator and ceiling spotlights.

Bathroom
A modern three-piece white suite comprising of a panelled bath with mixer tap, glass shower screen, shower above, low level WC, wash hand basin, chrome towel radiator, part tiled walls, tiled flooring and ceiling spotlights.
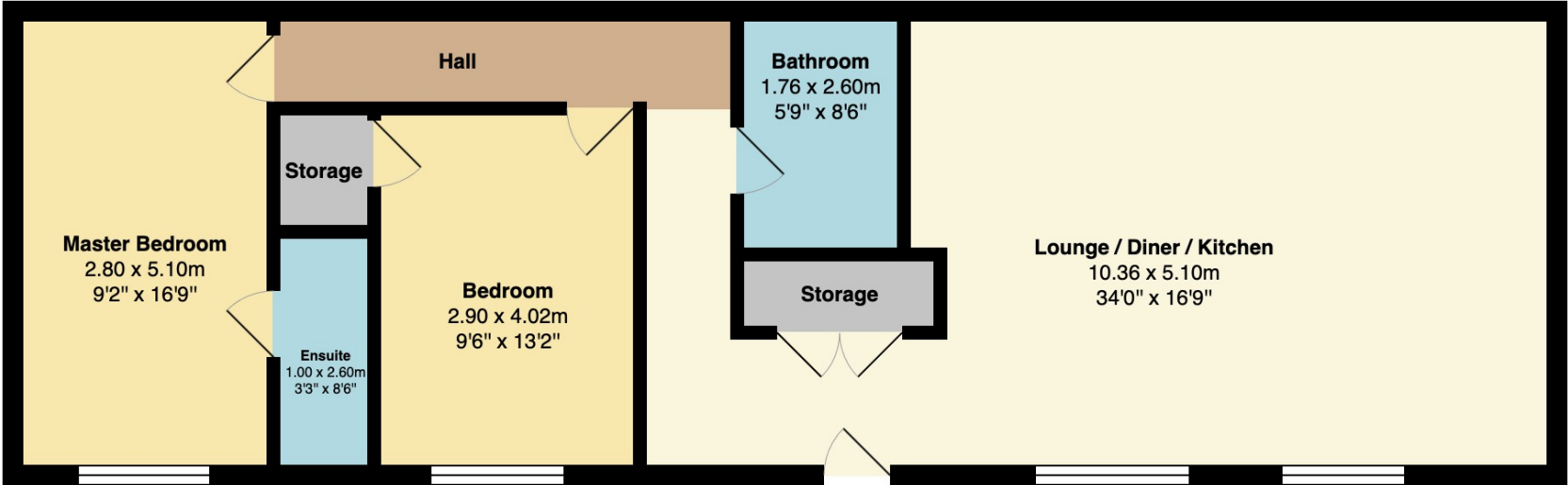
Outside

Allocated Parking
Two allocated parking spaces, each of which are visible from and directly in front of the property and its own private entrance.

Hall

Storage

Master Bedroom
2.80 x 5.10m
9'2" x 16'9"

Ensuite
1.00 x 2.60m
3'3" x 8'6"

Bedroom
2.90 x 4.02m
9'6" x 13'2"

Bathroom
1.76 x 2.60m
5'9" x 8'6"

Storage

Lounge / Diner / Kitchen
10.36 x 5.10m
34'0" x 16'9"

Ground Floor
Area: 89.5 m² ... 963 ft²

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