

£825
pcm



JON SIMON
ESTATE AGENTS

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The Spinnings, Waterside Road, Summerseat, Bury, Lancashire BL9 5QW



Features

- ELEVATOR TO ALL FLOORS
- ONE BEDROOM 3RD FLOOR APARTMENT
- LARGE CAR PARK ACCESSED VIA SECURITY GATES.
- AVAILABLE IMMEDIATELY
- FULLY FITTED KITCHEN
- FOUR PIECE WHITE BATHROOM
- RURAL LOCATION IN SUMMERSEAT
- HALLWAY / STUDY ROOM
- SPACIOUS LOUNGE
- MEZZANINE DOUBLE BEDROOM
- GAS CENTRAL HEATING / DOUBLE GLAZING
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** A THIRD FLOOR, ONE BEDROOM APARTMENT WITH RIVER VIEWS ** AVAILABLE IMMEDIATELY ** LIFT ACCESS ** SECURE ALLOCATED REAR PARKING **** JonSimon Estate Agents are delighted to bring to the market this 3rd floor one bedroom modern apartment. Set within the Spinnings Mill in the heart of Summerseat Village, this apartment briefly comprises of entrance hallway with study area, well proportioned lounge with adjoining fully fitted kitchen, mezzanine double bedroom and a four piece bathroom. The property has the benefit of gas central heating and double glazing. Externally the property is Set within beautiful manicured and maintained grounds over looking a river and offers a very semi rural / peaceful setting. There is also ample car parking which is accessed via secure gated access. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

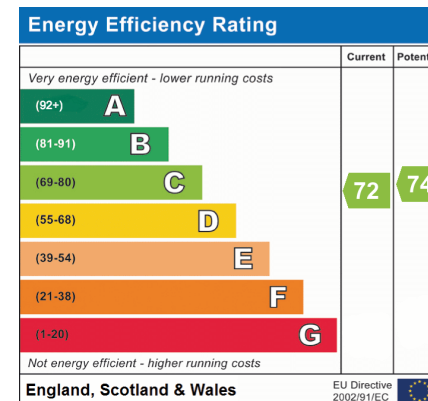
Deposit: £825.00

Local Authority/Council Tax: Bury Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 52Mbps Upload: 9Mbps

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



Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

Room Descriptions

Entrance Hallway/Study

3.23m x 1.69m (10' 7" x 5' 7") Fitted desk and storage cupboards, stairs leading to the first floor landing.

Lounge

4.57m x 3.4m (15' 0" x 11' 2") Double glazed feature window, radiator, wall lights and ceiling point.

Kitchen

2.68m x 1.99m (8' 10" x 6' 6") A fully fitted adjoining kitchen with an ample range of shaker style wall and base cabinets with contrasting work surfaces and ceramic splash back tiling, wall mounted Baxi central heating boiler, plumbing in place for automatic washing machine, fan assisted stainless steel oven with matching hob and over head extractor canopy, integral fridge and freezer, ceiling down spotlighting, ample power points, vinyl flooring and stainless steel sink and drainer with chrome mixer taps.

Mezzanine Floor

Landing

1.82m x 2.5m (6' 0" x 8' 2") Ceiling point.

Bedroom

4m x 2.54m (13' 1" x 8' 4") Built-in wardrobes and ceiling point.

Bathroom

2.23m x 1.95m (7' 4" x 6' 5") A four piece modern bathroom comprising of low level wc with button flush, pedestal hand wash basin with chrome mixer taps, shower enclosure with integrated chrome shower, panelled bath with chrome taps, ceramic wall tiling, ceiling extractor and ceiling down spotlighting.

External

Communal Gardens & Parking

Set within beautiful manicured and maintained grounds over looking a river, this property really does offer a peaceful setting. There is also ample car parking which is accessed via secure gated access.



Floorplan



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.

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