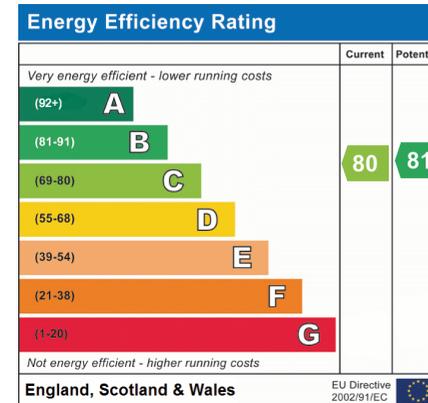


£215,000  
Leasehold



JON SIMON  
ESTATE AGENTS

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## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* ALLOCATED PARKING \*\* TWO DOUBLE BEDROOMS \*\*** A superb two double bedroom duplex apartment on a small development of luxury apartments in the centre of Holcombe Brook. The largest of six within a purpose built block, adjacent to Holcombe Precinct. The apartments are ideally positioned for nearby shops, bus routes and road networks, therefore appealing to a broad spectrum of the market from the retired to professionals commuting to Manchester, Bolton or Blackburn and from First Time Buyers to Buy to let investors. The ground floor comprises of: Hallway and staircase leading to the first floor, large proportioned open plan lounge, dining area and modern fitted kitchen with Juliette balcony, double bedroom and a modern three piece shower room. The second floor holds the main bedroom with feature vaulted ceiling with fitted furniture and en-suite bathroom. Each apartment has an allocated parking space and has the usage of a well maintained communal rear garden. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold - Lease end date: 01/01/3006

Council tax band: B - Annual Amount: £1780.17 Approx.

### Local Authority

Bury Council

Band B

Tax Band Amount: £1780.17

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Staircase to first floor, wood flooring.

### First Floor

#### Inner Hallway

Spindled staircase with storage under.

#### Lounge

Including alcove. A spacious living room, incorporating kitchen and lounge areas with wood flooring throughout, Juliette balcony with double doors, additional window to front elevation, well equipped fitted kitchen area.

#### Kitchen

Kitchen area fitted with base and wall units including built under oven, gas hob, filter hood, inset sink unit, washer-dryer, fridge and freezer, tiled splash back to worksurfaces, recessed lighting.

#### Bedroom Two

Double bedroom with aspect to rear.

#### Shower Room

Three piece suite comprising shower enclosure, pedestal hand wash basin, w.c., tiled floor and part tiled walls, chrome towel warmer, recessed lighting, cupboard housing central heating boiler.

### Second Floor

#### Landing

Spindled balustrade, 'Velux' window, exposed roof purlin, eaves storage.

#### Bedroom One

Fitted with a range of wardrobes, drawers and displays.

#### En-suite Shower Room

Three piece white suite comprising whirlpool bath with shower and shower handset, pedestal hand wash basin, w.c., tiled floor and part tiled walls, 'Velux' window, recessed lighting, chrome towel warmer.

### Outside

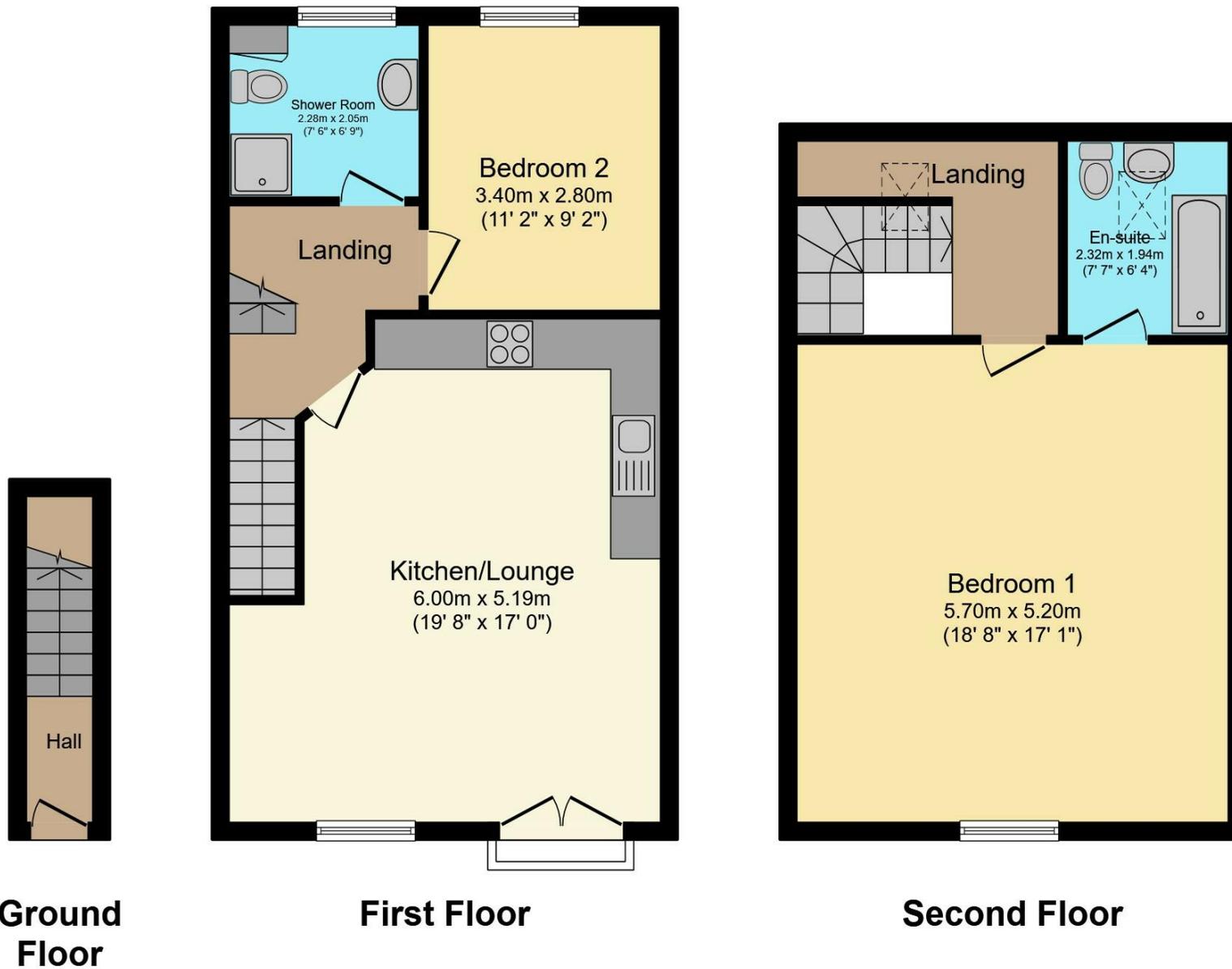
#### Parking & Gardens

Garden: Communal garden with lawn area and well maintained gardens. Gated access to the side.

Parking: Dedicated parking space in front of the property plus a visitors space.



# Floorplan



Total floor area 94.6 m<sup>2</sup> (1,018 sq.ft.) approx

## General Disclaimer

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are given for information only. 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.