

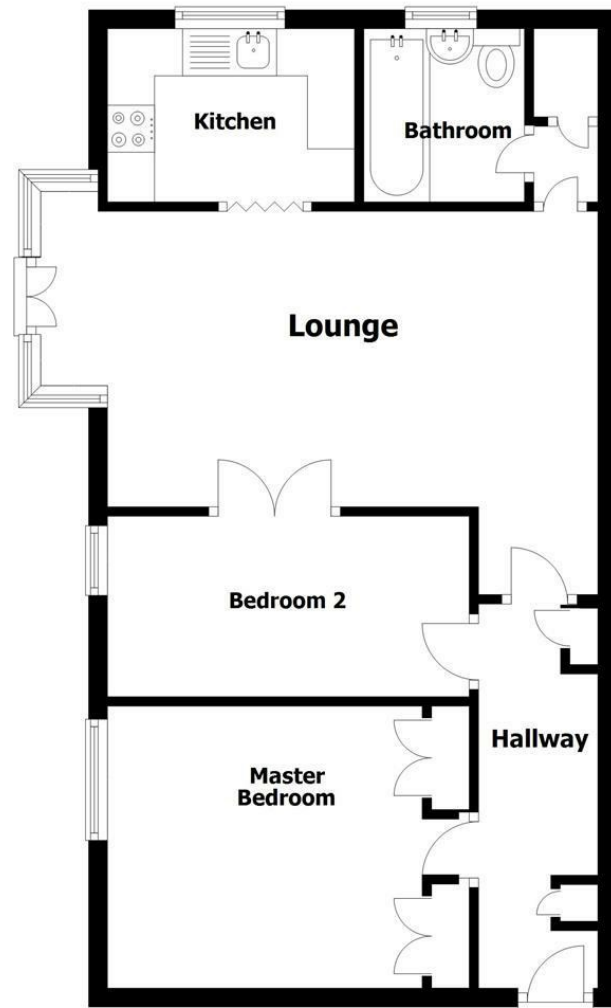


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Ground Floor



Directions



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
53	58		

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

189 Kay Brow
Ramsbottom, Bury, BL0 9AY
£650 Per month



- Well Presented Second Floor Apartment
- Spacious Lounge with Juliet Balcony
- Two Bedrooms, Fitted Wardrobes
- Unfurnished & Ready To Occupy ASAP
- Situated In The Heart Of Ramsbottom
- Modern Fitted Kitchen and Bathroom
- Communal Gardens & Parking Available
- Early Enquiry Strongly Recommended

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

189 Kay Brow

Ramsbottom, Bury, BL0 9AY

Charles Louis are pleased to present to let this spacious and light second floor apartment in a popular residential development in the heart of Ramsbottom, close to all the amenities.

Offered unfurnished and ready to occupy, this well presented apartment comprises entrance hall with intercom entry system, a good size lounge with Juliet balcony overlooking the gardens, fully fitted kitchen, master bedroom with fitted wardrobes, second bedroom which could be used as a dining room or office, and bathroom fitted with a three piece suite in white. The apartment also benefits from having parking available in the adjacent car park.

Would suit a professional person or couple, or small family with one child. Viewing is essential to fully appreciate the apartment's position, size and layout. Call today to reserve your appointment.

Entrance Hall

Private entrance door on the second floor opens into the hallway with coving, cupboard housing meters and coat hanging space, a larger second storage cupboard, telephone point, power points and intercom phone system.

Lounge

17'0 x 10'4 (5.18m x 3.15m)

With coving, TV point, telephone point, power points, double doors opening to the Dining Room/Second Bedroom, and UPVC French doors with windows beside opening onto the Juliet balcony which overlooks attractive and well kept communal gardens.

Kitchen

8'7 x 6'0 (2.62m x 1.83m)

With a rear facing UPVC double glazed window, tiled flooring, power points and a range of wall and base units with contrasting work surfaces and inset sink and drainer unit, built in electric hob and oven with extractor hood, plumbing for a washing machine and space for a fridge freezer.

Master bedroom

10'7 x 9'9 (3.23m x 2.97m)

With a side facing UPVC double glazed window, coving, built in wardrobes, TV point and power points.

Bedroom Two/ Dining Room

12'6 x 6'3 (3.81m x 1.91m)

With a side facing UPVC double glazed window and power points. Lockable double doors opening into the lounge.

Bathroom

5'6 x 5'2 (1.68m x 1.57m)

Fully tiled with a rear facing opaque UPVC double glazed window and tiled flooring, fitted with a three piece bathroom suite comprising panel enclosed bath with electric shower over and screen, low flush WC and hand wash basin with pedestal.

Communal gardens

Generous, attractive and well maintained communal gardens with benched seating.

Parking

Parking is available in the parking area directly adjacent to the apartment block.