

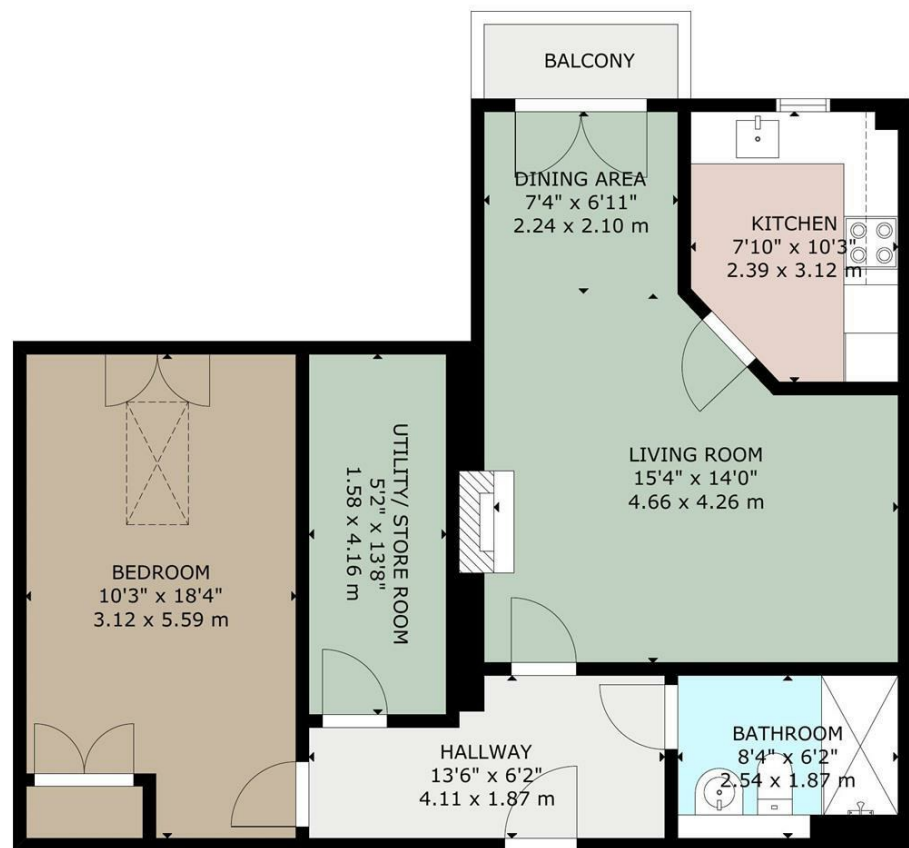


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



GROSS INTERNAL AREA
TOTAL: 70 m²/750 sq ft
GROUND FLOOR: 70 m²/750 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



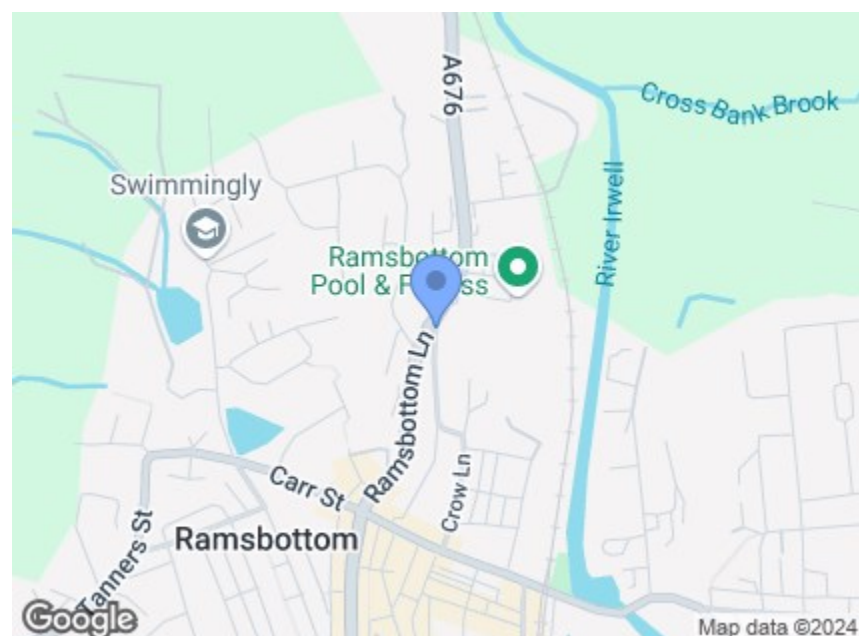
46 The Cottons Factory Street
Ramsbottom, Bury, BL0 9GH

£260,000



Directions

From our central Ramsbottom office head north on Bolton St/A676 towards Smithy St and continue to follow A676. Turn right onto Factory St and then turn left.



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.

- **** Sold with no chain **** The first 12 months service charge to be paid by seller **
- **On-Site Amenities:** Includes a restaurant, coffee lounge, and hair salon, all enhancing the convenience and enjoyment of daily living.
- **Second-Floor Apartment:** Accessible via a stairwell or two separate lifts for ease and convenience.
- **A double bedroom, contemporary shower room, and a utility/storage cupboard with space for a washing machine and tumble dryer.**
- **Situated just a short walk from Ramsbottom town centre,** offering easy access to its vibrant market, independent shops, cafes, and restaurants.
- **Maintain independence with the added benefit of care services** available if required.
- **Well-Designed Living Space:** Includes an entrance hall, spacious living room with dining space, private walk-on balcony, and a modern kitchen.
- **Immaculately decorated throughout,** providing the opportunity to move straight in and enjoy a comfortable lifestyle.

46 The Cottons Factory Street

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Welcome to The Cottons, a vibrant and sought-after development offering 57 thoughtfully designed apartments. Ideally located just a short walk from Ramsbottom town centre, this development is perfectly positioned to enjoy the charm of a bustling market town known for its independent shops, cafes, and restaurants. Ramsbottom offers a friendly community vibe, surrounded by stunning countryside, with excellent transport links to Bury, Manchester, and beyond.

The Cottons provides a wealth of on-site amenities to support an independent and fulfilling lifestyle. Residents can enjoy an array of organised group activities, an on-site restaurant, a welcoming coffee lounge, and a hair salon, all designed to create a community-oriented atmosphere. For those who may require it, care services are also available, ensuring peace of mind while maintaining independence.

This beautifully presented second-floor apartment offers convenience and style, with access via a stairwell or two separate lifts. The accommodation comprises an inviting entrance hall, a spacious living room with ample space for a dining table, leading onto a private walk-on balcony, and a modern, well-equipped kitchen. The property features a comfortable double bedroom, a contemporary shower room, and a generous utility/storage cupboard with space for a washing machine and tumble dryer.

Immaculately decorated throughout, this apartment is ready for you to move straight in, offering the perfect blend of comfort, convenience, and community living.

Hallway

13'6 x 6'2 (4.11m x 1.88m)

Audio and visual entry system to main entrance

Living Room

15'4 x 14 (4.67m x 4.27m)

Ample easy reach sockets, light switches and telephone point, electric fire with marble surround, open plan to the dining area.



Dining Area

7'4 x 6'11 (2.24m x 2.11m)

Open plan to the living room, with patio doors leading to the walk on balcony.



Balcony

Walk on balcony with glass balustrade, beautiful views over the manicured gardens and Ramsbottom hills.



Kitchen

7'10 x 10'3 (2.39m x 3.12m)

Fitted with a range of modern wall and base units with quartz worktops, integrated fridge freezer, dishwasher, four ring induction hob, modern extractor, integrated oven and microwave, inset sink with mixer tap, tiled flooring and inset spot lights,



Utility/ Store Room

5'2 x 13'8 (1.57m x 4.17m)

Space for a washing machine and dryer and additional storage space



Bedroom

10'3 x 18'4 (3.12m x 5.59m)

uPVC double glazed Velux window, easy reach sockets, light switches and telephone point central ceiling light, electric heater and fitted wardrobes



Bathroom

8'4 x 6'2 (2.54m x 1.88m)

Walk in wet room with slip resistant and level access, hand wash basin with pedestal and WC.



Shared spaces - Dining Room



Hairdressers



Council Tax - Bury band C

2024/25 Weekly Service and Well-being Charges at for a 1 bedroom – £202 approx (liable to change year on year)

Annual Ground Rent charges 2024: 1 bedroom apartments – £1,103.56 approx (liable to change year on year)

Additional care packages available via a third party