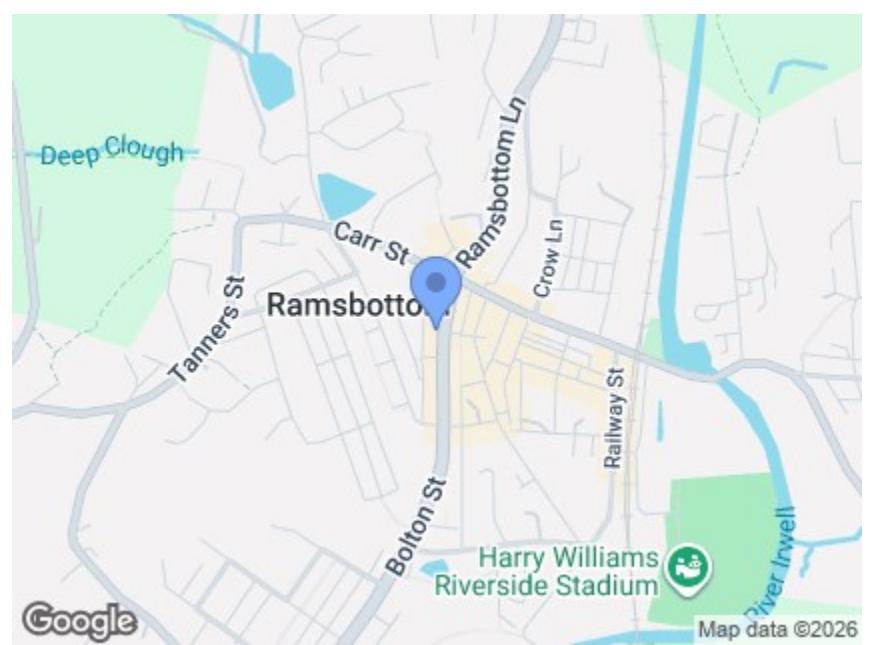


Ground Floor



Directions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		71
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		51
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



CHARLES LOUIS

HOMES LIMITED



28A Bolton Street
Ramsbottom, Bury, BL0 9HX

£650 Per month



- **Situated in the heart of Ramsbottom**
- **Open Aspect Lounge & Kitchen**
- **One Bedroom with En Suite Shower**
- **Ideal for a Single Professional or Couple**
- **Well Presented & Ready to Occupy**
- **Lovely Views from the Front**
- **Private Entrance To The Rear**
- **Enquire Early to Avoid Disappointment**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

28A Bolton Street

Ramsbottom, Bury, BL0 9HX

Charles Louis are pleased to bring to the market this one bed flat in the centre of Ramsbottom Town Centre. This 1-bedroom apartment is light and airy and benefits from a spacious open plan living space, fitted kitchen with modern integrated appliances and storage. The bedroom includes a 3 piece ensuite. The flat has 1 parking space. The property is available unfurnished.

All viewings via appointment only, call now to book a viewing and avoid disappointment.

Available to occupy mid March and offered unfurnished.

Heating Type: Electric
Electric Supply: Mains
Water Supply: Mains Water.
Sewage Type: Mains.
Parking: Driveway.

Subject to contract and satisfactory references, the apartment is to be let on an assured shorthold tenancy with flexible terms but subject to a minimum term of 12 months.

The landlord positively encourages longer term tenancies.

The tenant is responsible for the payment of outgoings including council tax, electricity, water & telephone / broadband.

A returnable deposit equivalent to 5 weeks rent will be required prior to the commencement of the tenancy. This sum will be returned at the end of the term less any amount for dilapidations or breaches of the terms of the tenancy agreement. The deposit will be held in the TDS deposit scheme.

To check broadband and mobile phone coverage please visit Ofcom here: <https://www.ofcom.org.uk/phones-and-broadband>

The flat is conveniently located within the centre of Ramsbottom and amenities while also offering transport links for those commuting to Manchester, both Bury and Bromley cross stations are located just 15-20 minutes respectively by car with direct train services to Manchester Victoria and Piccadilly as well as Metrolink to Rochdale and Oldham.

Manchester Airport and the M62 motorway are both also within easy reach by car.

Entrance

Private UPVC entrance door at ground level opens onto the stairs with motion sensored spotlighting ascending to the first floor apartment.



Open Aspect Lounge & Kitchen

13'8 x 13'5 (4.17m x 4.09m)



Lounge Area

With a front facing UPVC double glazed window offering views over hills, electric heater, power points and cupboard housing the fuse box.



Kitchen Area

With spotlighting, power points, a range of wall and base units with contrasting work surfaces and inset sink and drainer, ceramic splash back tiling, built in oven and electric hob with extractor hood, integrated fridge freezer, and washing machine.



Bedroom

12'4 max x 10'5 max (3.76m max x 3.18m max)
With a rear facing UPVC double glazed window, electric heater and power points.



En Suite Shower Room

6'6 x 4'4 (1.98m x 1.32m)
Walk in shower unit with an electric shower, extractor fan, low flush WC and hand wash basin with pedestal.



View from the Lounge



Note

The property is heated with electric radiators and there is no gas supply. Electric & Water to be paid monthly as a separate supplement to rent.

Council Tax Band A