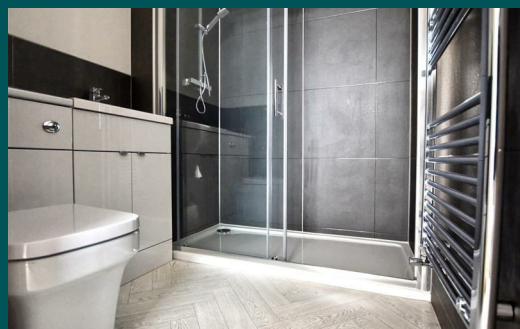


Because life is

Petty  
Real™

The Foundry, 22A Hammerton Street  
Burnley  
BB11 1FD



To Let

£750 PCM

- Apartment
- One Bedroom
- Large Lounge
- Open Plan Kitchen
- Luxury Fittings Throughout

- Spacious Bathroom
- Deposit £750
- Communal Outdoor Terrace
- Council Tax: A
- 01282 415111



The Foundry is an imposing and iconic building in Burnley sitting on the River Calder. Previously a cotton factory, iron foundry, and nightclub, the building has a rich history. Close to shops, bars, and restaurants. Just a few minutes walk from the train station and with onsite secure parking, this is a perfect location for easy commuting.

Plot 7 is a beautiful apartment consisting of one large bedroom, a bathroom, and a modern open-plan kitchen with a spacious lounge.

Throughout the apartment, there are original features that have been preserved including open stonework, wall-to-wall windows, high ceilings, and beams. The property benefits from electric heating throughout.

The Kitchen is modern, fully fitted with integrated appliances, and has matching wall and base units with a contrasting countertop.

The bathroom consists of a two-piece white suit- a large vanity with a fitted sink and attached is a low-level W.C. and a walk-in shower.

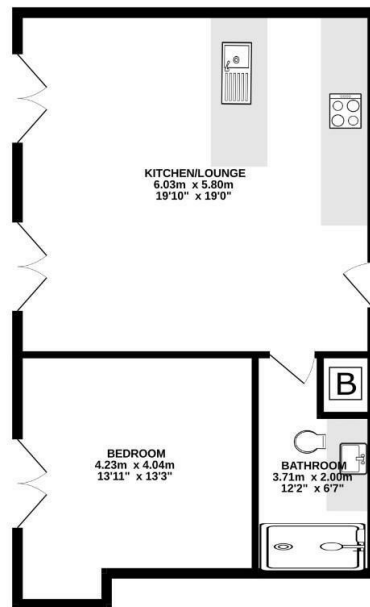
The Building has a wonderful communal outdoor terrace and entrance hall.

**\*\*Let with an option to purchase - legal fees paid for\*\***

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.

GROUND FLOOR  
58.2 sq.m. (626 sq.ft.) approx.



TOTAL FLOOR AREA: 58.2 sq.m. (626 sq ft) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Model not to scale ©2024



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.

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