



*Grants Lane*  
Ramsbottom

**Miller Metcalfe**  
*Every step of the way*



# Grants Lane

Ramsbottom

Upper Floor



EPC Rating - C

WONDERFULLY PRESENTED SECOND FLOOR APARTMENT - WALKING DISTANCE TO CENTRAL RAMSBOTTOM -

Exceptional one bedroom second floor apartment set in stunning grounds within stone conversion of Barwood Lea Mill. The property, which has recently gone under a complete transformation and now flows with neutral and sophisticated decor that is ready to move in and enjoy from day one!

The apartment would make a great purchase for a first time buyer, someone looking to downsize or perhaps an investor looking to increase their portfolio.

The apartment is located in private grounds just off Grants Lane in Ramsbottom where you'll find an abundance of amenities on the doorstep such as shops, pubs, bars and leisure facilities. There's also a great selection of primary and secondary schools with easy reach and for those that need to commute there great links to Manchester and beyond.

## TENURE

Leasehold  
999 years from 1 January 1994

## LOCAL AUTHORITY

Bury Council  
Band A

## MOBILE COVERAGE

EE  
Vodafone  
Three  
O2

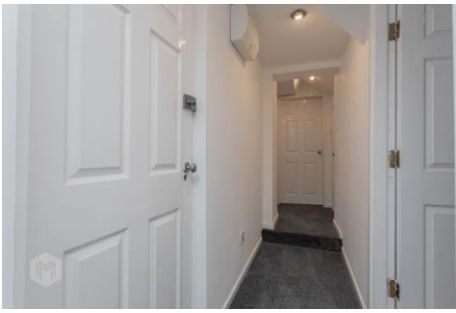
## BROADBAND

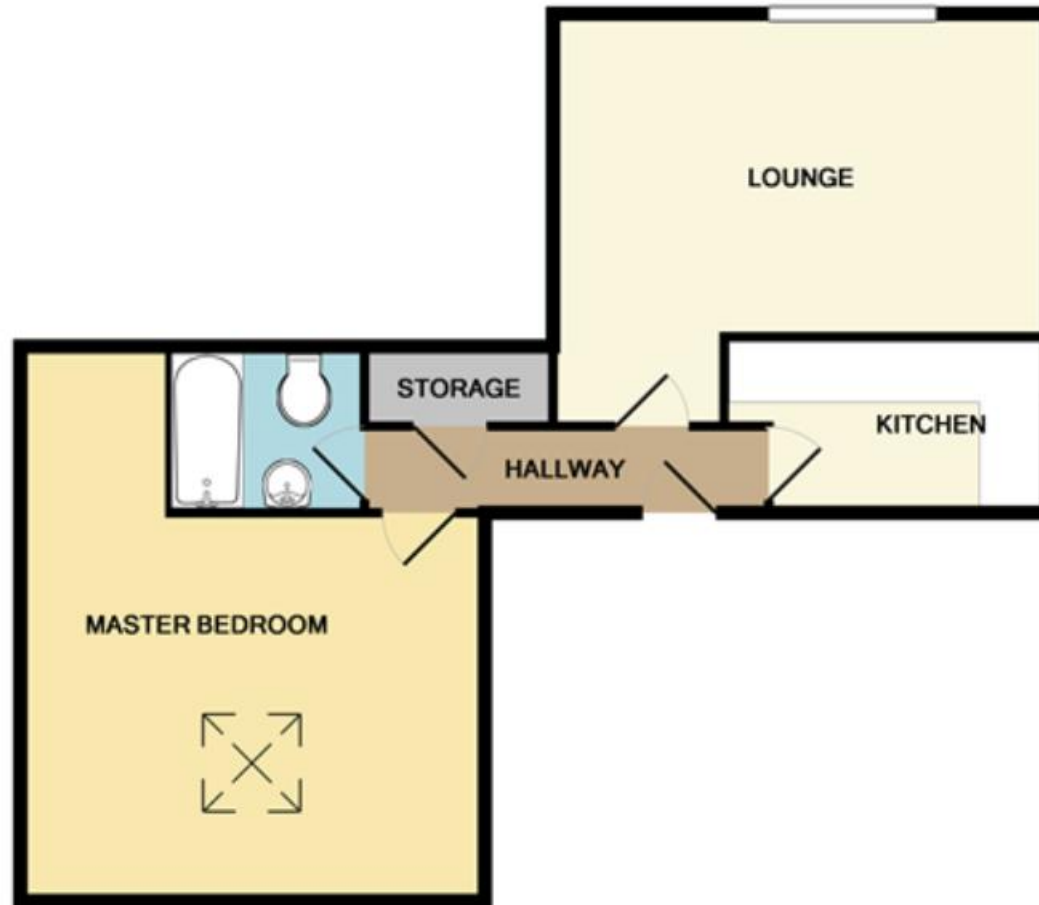
Basic 16 Mbps  
Superfast 80 Mbps

## SATELLITE / FIBRE TV AVAILABILITY

BT  
Sky







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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  
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