



King Street, Bacup , OL13 0AH

£475 pcm

Property Features

- Secure courtyard entrance
- Professional tenants only
- High standard of appointment
- Superbly fitted & equipped
- All kitchen appliances
- Intercom entrance procedure
- Blinds/curtains.Cpts/tiled floors.
- Elec Ch. Upvc Dg.

Full Description

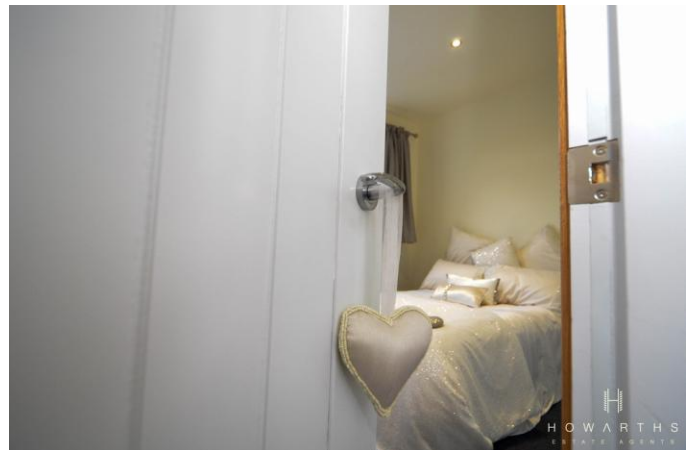
ABOUT THE APARTMENTS!

We have the privilege of presenting these four newly converted first floor apartments, of two very slightly varying specifications which are of absolute superior, quality appointment throughout, extremely well equipped within and accessed from a secure, private, gated forecourt via steel steps and a decked balcony looking on to Market Street. The accommodation and its facilities have been thoughtfully designed, perfectly finished and would be ideally suited to a professional tenant who would benefit from the convenience of only having to furnish their apartment with a sofa, tv. and bed and who would appreciate landlords who cherish their property and respect the standard of living expected by the modern day professional tenant.

SPECIFICATION

Much attention has been paid to all detail, no expense spared and the maintained quality workmanship standard is evident throughout. Viewers will not be disappointed!

Secure gated access to enclosed forecourt serving the four apartments with intercom system to each apartment, individual letter boxes and exterior access to both the front and rear. Upvc windows and doors, externally with contemporary charcoal grey finish. Heavy duty carpets / tiled floors. Curtains or blinds fitted to all windows and entrance door. Superbly fitted and equipped kitchens, striking of appearance, with units with flush panelled cream finished doors with chrome finish square handles, contrasting walnut effect working surfaces extending to a breakfast bar, domino style integrated ceramic hob, electric fan assisted inbuilt oven, integrated refrigerator with small freezer compartment and automatic washing machine. Lounge with provision



for sky and wall mounting of t.v. Three piece shower room including mirror, dressings and towel warmer. Spacious double bedroom with inbuilt floor to ceiling cupboards extending the length of one wall. Provision for sky in both lounge and bedroom - only subscription and connection required of tenant. Electric central heating and water heating. Smoke alarms / heat detectors. LED spotlighting. Immaculate plaster finish walls. Oak skirting boards. Quality panelled internal doors. Due to being a new conversion, low running costs expected as insulated to current building regulation standard.

LOCATION

The apartments are situated just off the main road of Market Street, above retail shops, including a fabric shop. Morrisons Supermarket is only a stone throw away and it is also on the doorstep for the town's smaller shops, market, cafes / restaurants and bars. There are bus services to Accrington, Burnley, Todmorden and Rochdale where there are train stations heading to various destinations including Manchester, Leeds and Preston. Bacup, an old cottonmill town was once also home to the footwear and cotton industry and you will find splendid architecture around the town centre, which is encompassed by stunning countryside.

DIRECTIONS

Access either from Market Street (A681), Lee Street next to Morrisons and then left on to King Street, or from Rochdale Road (A671), Union Street next to the Waterloo Pub and then left on to King Street.

OPEN PLAN LOUNGE / KITCHEN

14' 6" x 14' 8" (4.42m x 4.48m)

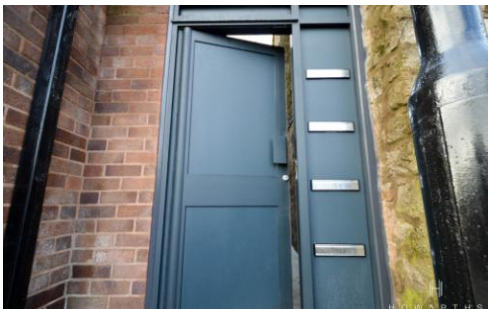
(measurements taken to widest points). With exterior door off to balcony and two windows to rear with blinds fitted. Superbly fitted and equipped kitchen, striking of appearance, with units with flush panelled cream finished doors with chrome finish square handles, contrasting walnut effect working surfaces extending to a breakfast bar, domino style integrated ceramic hob, electric fan assisted inbuilt oven, integrated refrigerator with small freezer compartment and automatic washing machine. Lounge with provision for sky and wall mounting of t.v.

BEDROOM

12' 2" x 8' 9" (3.71m x 2.68m)

(measurements taken do not include inbuilt cupboards). With two windows to the front with curtains fitted.





SHOWER ROOM

7' 3" x 5' 7" (2.22m x 1.71m)

(measurements taken to widest points). Fully tiled walls and floor in contemporary ceramics and fitted with three piece suite incorporating tiled and glazed shower cubicle with electric shower, wash basin, w.c., chrome finish towel warmer, dressings and mirror.

BALCONY

communal and serves and access to each apartment, decked and providing a place to watch the world go by.

PARKING

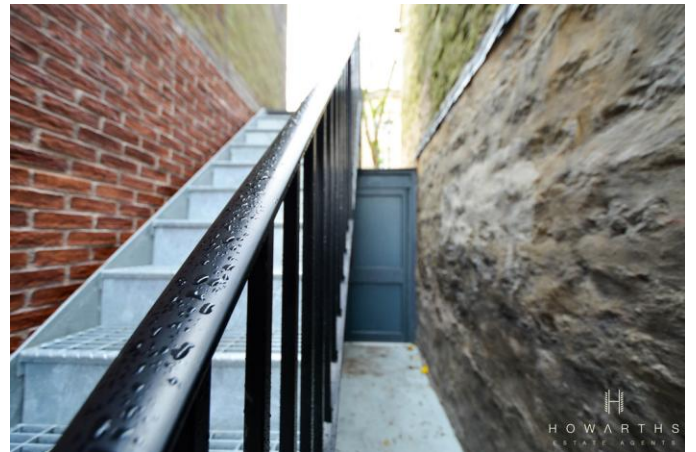
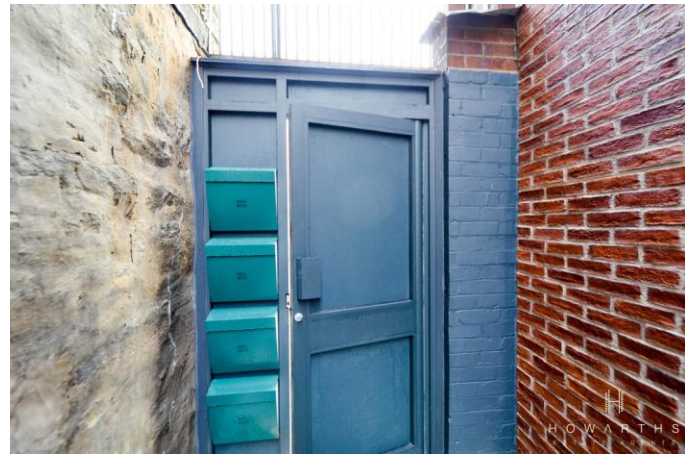
To the rear of the apartments is a parking bay serving both the shops and the apartments and on King Street, on street parking is also available.

TECHNICAL INFORMATION

Council tax band A. When tenants notify United Utilities of their occupation and responsibility, individual water meters will be fitted. Individual electric meters are located in the courtyard. There is no gas supply installed.

TENANT FEES

Bond / dilapidations deposit £600. Each monthly rental payment of £500 is due in advance of the month. Tenants will be responsible for their individual supply / usage of utility services, council tax, tv. / broadband / telephone and contents insurance.



18a & 18b



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