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# Apartment , Aldenbrook, Helmshore, Rossendale

Offers Over £180,000 Leasehold

1 bedroom apartment for sale

## Description

This modern one bedroom apartment in Helmshore is situated within a highly sought after development known for its contemporary design and prime location. The apartment offers neutral contemporary decor, featuring an open plan lounge, dining, and kitchen area that provides a stylish and functional living space. The bedroom is equipped with fitted furniture, and the bathroom includes a modern, tasteful shower room.

The development's communal areas on the ground floor are tastefully furnished and impeccably maintained, contributing to the property's luxurious ambiance. Residents enjoy the benefit of two allocated parking spaces, and the property is part of a secure gated development with lift access. This makes it an appealing choice for those with international ties or those seeking a second home, as it offers peace of mind and security.

The apartment is within walking distance to Snig Hole Park and offers a great walk over to Ramsbottom. It is ideally located for access to Rawtenstall, Ramsbottom, and links to Manchester city centre and beyond.

Council Tax Band: B (Rossendale Borough Council )

Tenure: Leasehold (236 years)

Ground Rent: £360 per year

Service Charge: £1,621.03 per year



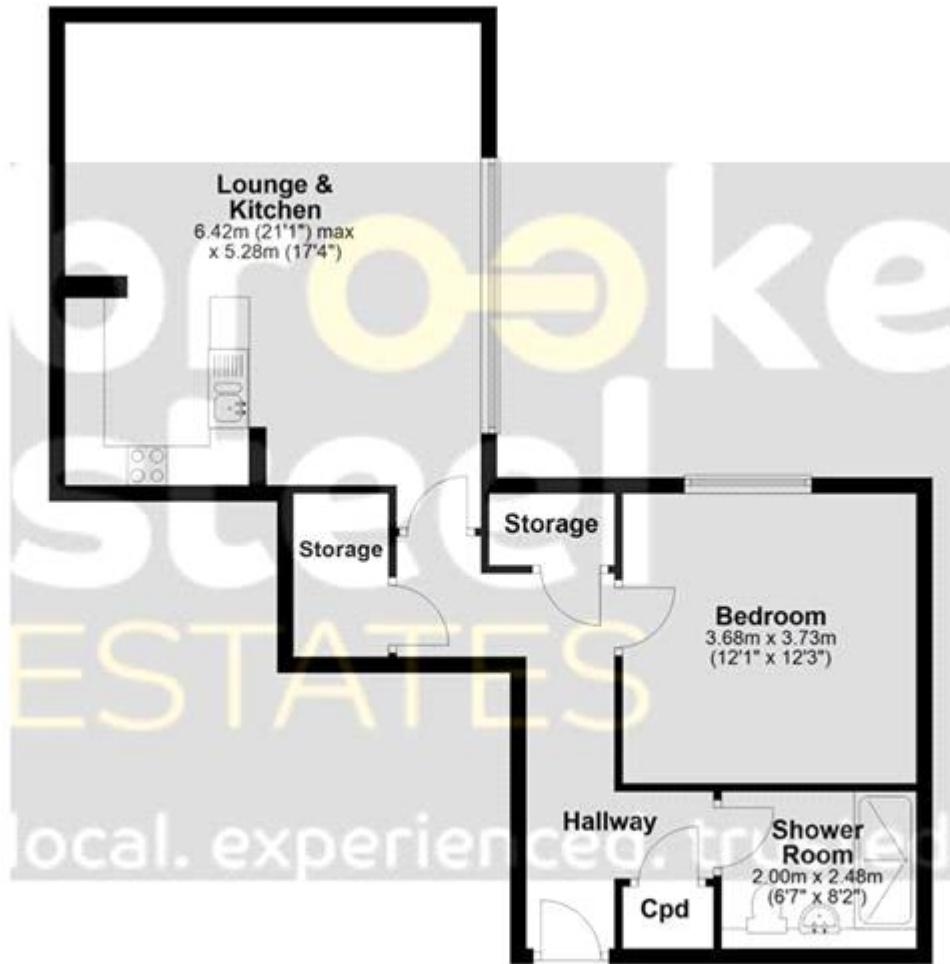
Parking options: Off Street, Undercroft

**Tenure**

Leasehold

## Second Floor

Approx. 66.1 sq. metres (711.1 sq. feet)



Total area: approx. 66.1 sq. metres (711.1 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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