



## The Old Conservative Club, Bacup, OL13 9AW

### £850 PCM

Keenans Lettings are delighted to offer this apartment within The Old Conservative Club, one of six luxury apartments that have been sympathetically created to incorporate the attractive character features from the former building. The apartments are conveniently located for easy access to local amenities, public transport links and major commuter routes towards Burnley, Todmorden, Rawtenstall and Rochdale.

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

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.



# The Old Conservative Club, Bacup, OL13 9AW

## £850 PCM

 2  1  0  C

- Second Floor Apartment
- Open Plan Living / Kitchen
- No Smokers, No Pets,
- Two Bedrooms
- Allocated Parking
- Bacup Town Centre Location
- Family Bathroom
- Sympathetically Restored
- Viewing Highly Recommended

### INTRODUCTION

Keenans Lettings are delighted to offer The Attic, a luxury apartment located within The Old Conservative Club which has been sympathetically renovated to create six luxury apartments incorporating attractive character features from the former building with a chic industrial interior style and contemporary fixtures and fittings. The apartments are conveniently located in Bacup town centre for easy access to the local amenities, public transport links and major commuter routes towards Burnley, Todmorden, Rawtenstall and Rochdale. The apartments each come with allocated off-road parking and touch screen video intercom access. The Attic is located to the second floor with entrance directly into the open plan living / kitchen / diner which has doors leading to two bedrooms and a three-piece bathroom. Externally there is allocated parking and a communal patio area.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience.

### GROUND FLOOR

#### COMMUNAL ENTRANCE

The main entrance door opens into the communal lobby with stairs leading to the second floor to access Apartment 5, The Attic.

### SECOND FLOOR

#### ENTRANCE

The wood door opens directly into the open plan living area.

#### OPEN PLAN LIVING AREA

20'1" x 19'7" (6.12 x 5.97)

Steps lead down to the open plan living, dining and kitchen area. Two Velux windows, three central heating radiators, feature exposed wood work and brick work, fitted with a range of wall, base and drawer units with complementary work surfaces, Indesit electric oven and hob and extractor over, glass splash back, composite sink, drainer and mixer tap, integrated washer / dryer and fridge / freezer, smoke alarm, television point, video intercom, oak flooring and doors to the bedrooms and bathroom.

#### BEDROOM ONE

15'2" x 9'11" (4.62 x 3.02)

Velux window and a central heating radiator.

#### BEDROOM TWO

15'2" x 9'0" (4.62 x 2.74)

Velux window and central heating radiator.

#### BATHROOM

9'11" x 4'7" (3.02 x 1.4)

Fitted with a white three piece suite comprising concealed cistern WC, wall mounted wash basin with mixer tap, bath with overhead rainfall shower with additional direct feed rinse head, shower screen, part tiled elevations, tile effect flooring, extractor fan, towel radiator, ceiling spot lights and a door to the boiler room.

### EXTERNALLY

#### CAR PARK

Car park with allocated parking bays for each apartment.

### AGENTS NOTES

Council Tax band B.  
All feature brickwork in all apartments is reclaimed Victorian face brick.



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