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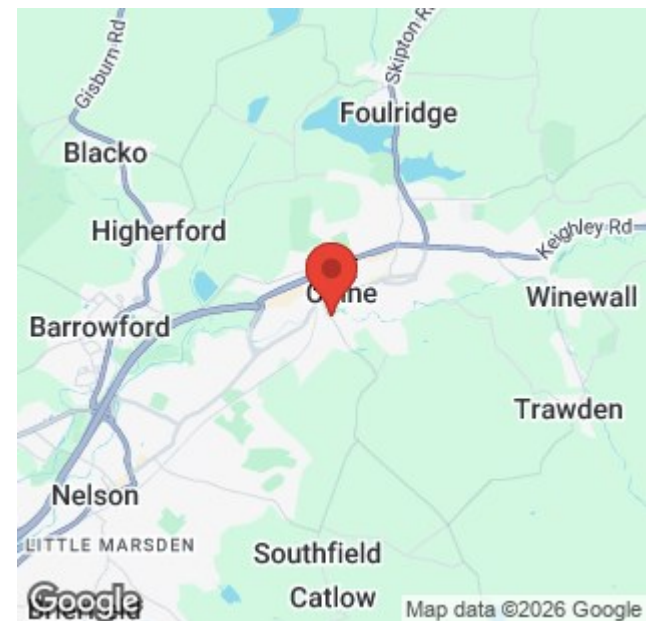
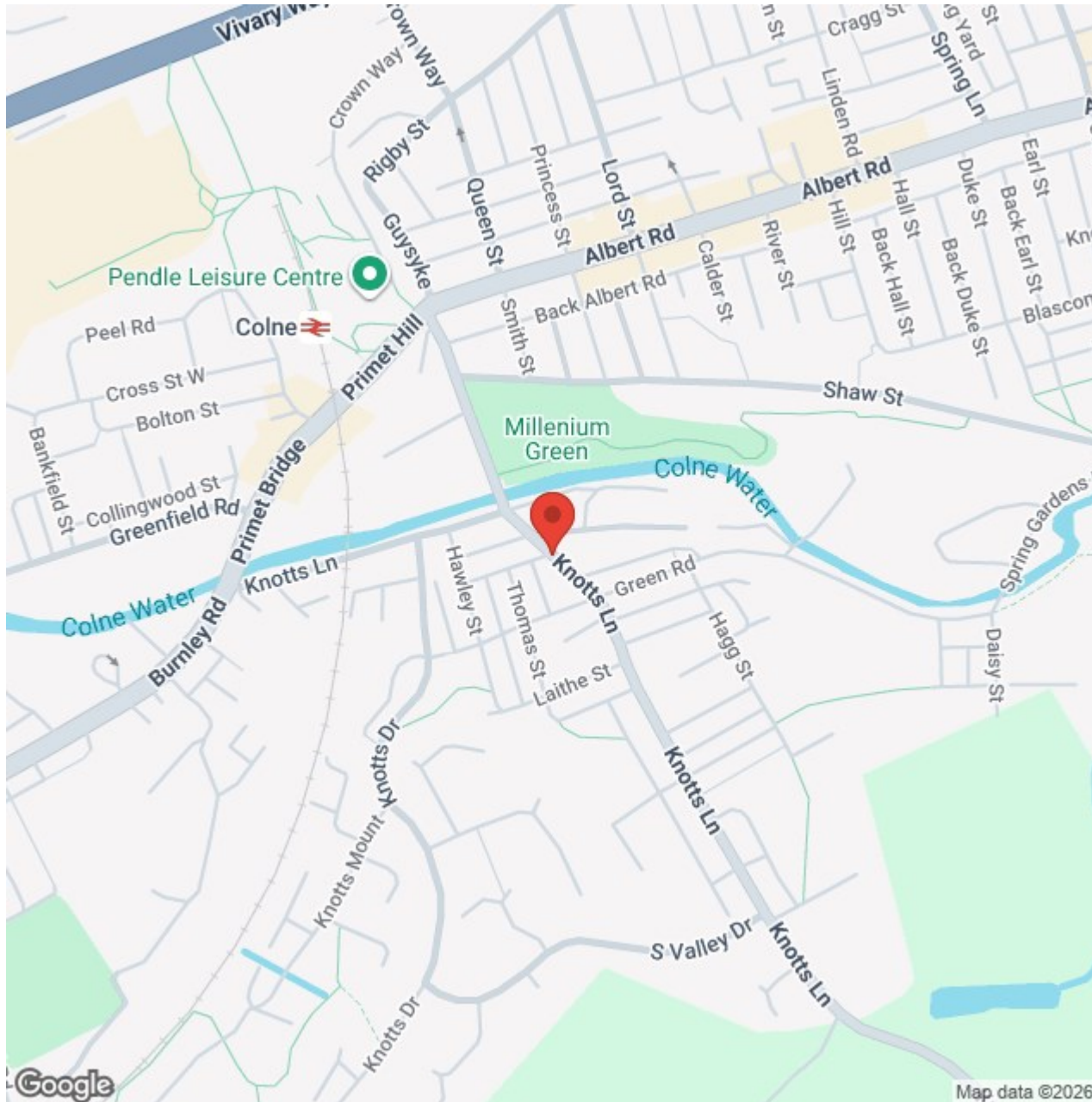
Cotton Mill Works, Knotts Lane, Colne

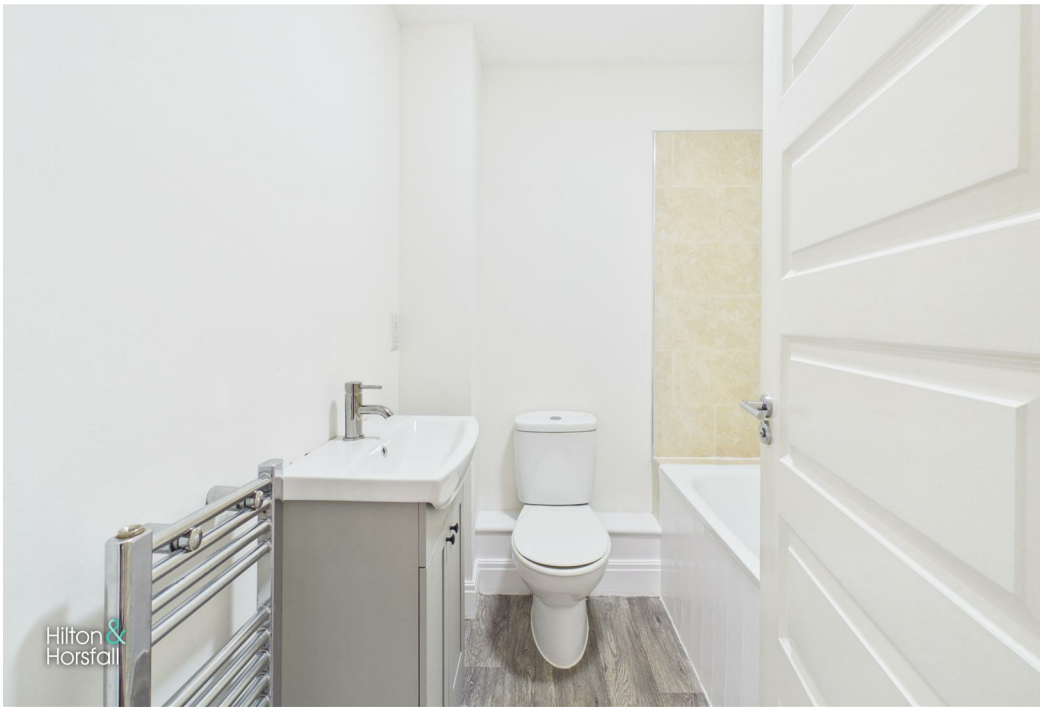
£595 Per Month

- Two-Bedroom Apartment • Open-Plan Kitchen & Living Area • Juliet-Style Balcony • Off-Road Parking • Unfurnished • Available Immediately • Council Tax Band A • EPC Rating C (80)

A well-presented two-bedroom apartment forming part of Cotton Mill Works on Knotts Lane, Colne, offering bright and practical accommodation well suited to a range of tenants. The apartment opens into a welcoming entrance hallway with an entry intercom system, leading through to the principal accommodation. At the heart of the property is a bright open-plan kitchen and living area, finished in light neutral tones with timber-effect flooring. The kitchen incorporates a range of wall and base units with contrasting work surfaces, tiled splashbacks, inset sink, freestanding cooker and extractor hood, while the adjoining living area provides space for both lounge and dining furniture. A window and glazed French doors bring plenty of natural light into the room, with the doors opening onto a Juliet-style balcony. There are two bedrooms, including a well-proportioned principal bedroom and a versatile second bedroom with useful built-in storage. Completing the accommodation is a well-presented bathroom fitted with a three-piece suite and chrome heated towel rail. Externally, the development benefits from an off-road parking facility. The apartment is offered unfurnished and is available immediately, with an EPC rating of C (80) and Council Tax Band A.







Lancashire

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FIRST FLOOR

ENTRANCE HALLWAY

A welcoming entrance hallway finished in light neutral tones with fitted carpet underfoot. The hallway provides access to the principal accommodation and incorporates an entry intercom system positioned beside the apartment entrance door.

OPEN PLAN LIVING ROOM / KITCHEN 16'4" x 10'5" (4.98m x 3.20m)

A bright and well-proportioned open-plan kitchen and living area, finished in light neutral tones with timber-effect flooring throughout. The kitchen is fitted with a range of wall and base units with contrasting work surfaces, tiled splashbacks and an inset sink, together with a freestanding cooker and extractor hood. The adjoining living area provides ample space for both lounge and dining furniture, while a window and glazed French doors allow plenty of natural light and open onto a Juliet-style balcony.

BEDROOM ONE 7'6" x 10'5" (2.31m x 3.18m)

A well-proportioned principal bedroom finished in light neutral tones with fitted carpet underfoot. A window provides natural light, with space for a double bed and additional freestanding bedroom furniture.

BEDROOM TWO 10'3" x 7'7" (3.13m x 2.32m)

A well-proportioned second bedroom finished in light neutral tones with fitted carpet underfoot. A window provides natural light, while a useful built-in storage cupboard adds practical storage space. The room offers flexibility for use as a bedroom, guest room or home office.

BATHROOM 5'10" x 5'10" (1.80m x 1.78m)

A well-presented bathroom fitted with a three-piece suite comprising a panelled bath, low-level WC and wash hand basin set within a vanity unit. The room is finished in light neutral tones with tiled detailing around the bath, timber-effect flooring and a chrome heated towel rail.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/cottonmillworkscolne>

LOCATION

Cotton Mill Works is situated on Knotts Lane in Colne, providing a convenient base for access to the town and surrounding area. Colne offers a broad range of everyday shops, services and amenities, while the property is also well placed for access to the wider Pendle area and surrounding countryside. Road connections provide convenient links towards neighbouring towns and villages, making the apartment a practical option for tenants seeking accessible accommodation in Colne.

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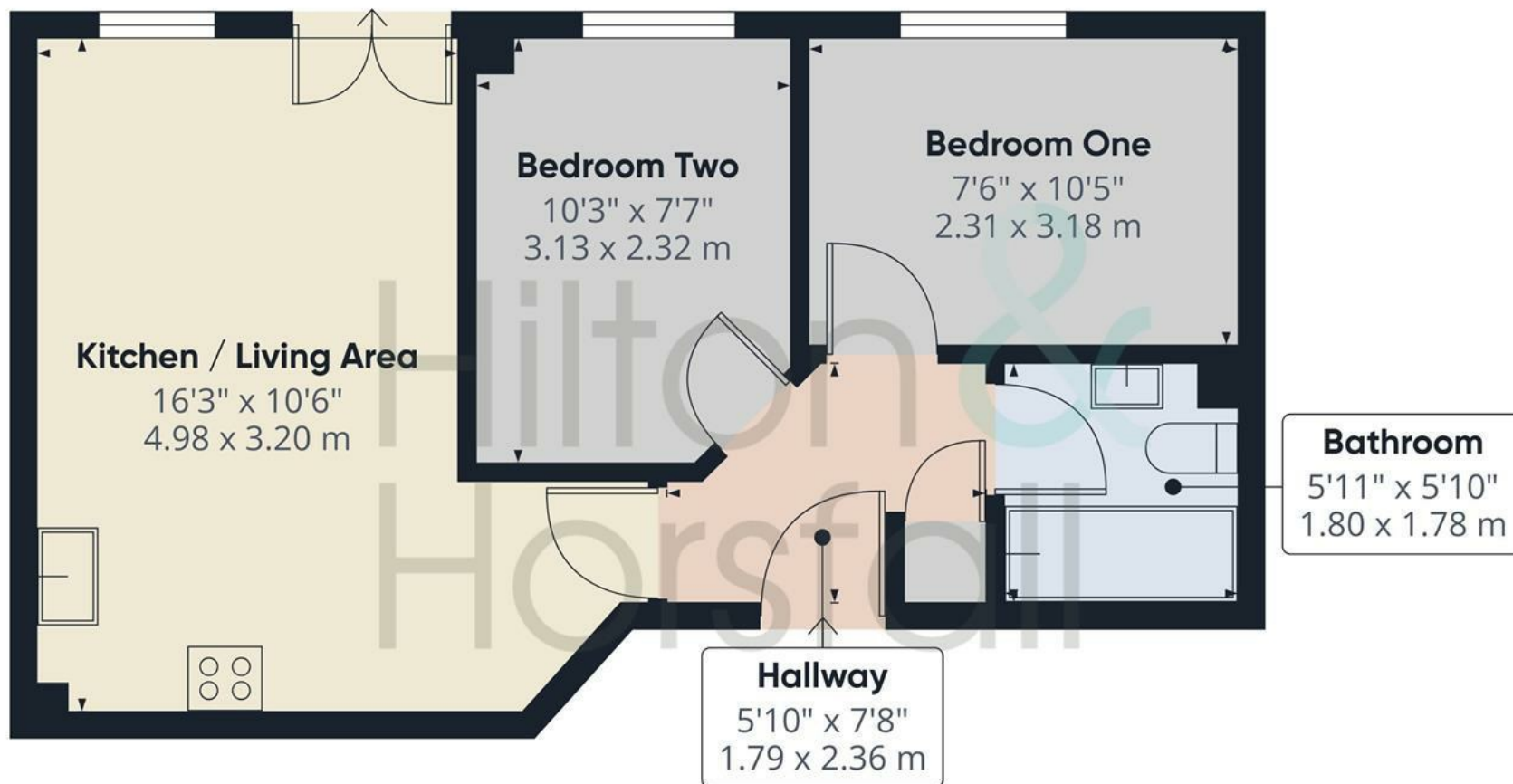
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OUTSIDE

Cotton Mill Works is approached from Knotts Lane, with the apartment forming part of the established development. An off-road parking facility is available within the development.





Approximate total area⁽¹⁾

420 ft²
39 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.







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