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The Foundry, 22A Hammerton Street
Burnley
BB11 1FD



For Sale

£900 PCM

- Apartment
- Two Bedrooms
- Large Lounge
- Open Plan Kitchen
- Luxury Fittings Throughout

- Spacious Bathrooms
- Deposit £900
- Council Tax: A
- No Smokers
- Previously a cotton factory



The Foundry is an imposing and iconic building in Burnley sitting on the River Calder. Previously a cotton factory, iron foundry, and nightclub, the building has a rich history. Close to shops, bars, and restaurants. Just a few minutes walk from the train station and with onsite secure parking, this is a perfect location for easy commuting.

Plot 11 is a beautiful apartment consisting of two large bedrooms, a bathroom, and a modern open-plan kitchen with a spacious lounge.

Throughout the apartment, there are original features that have been preserved including open stonework, wall-to-wall windows, high ceilings, and beams. The property benefits from electric heating throughout.

The Kitchen is modern, fully fitted with integrated appliances, and has matching wall and base units with a contrasting countertop.

The bathroom consists of a two-piece white suit- a large vanity with a fitted sink and attached is a low-level W.C. and a walk-in shower.

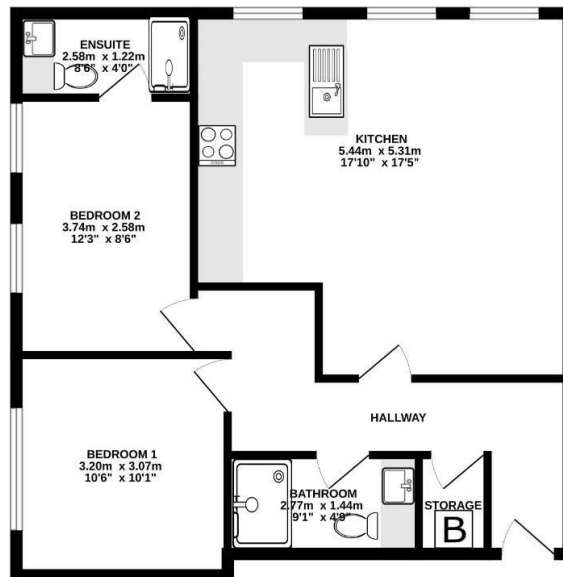
The Building has a wonderful communal outdoor terrace and entrance hall.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.

GROUND FLOOR
64.0 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA: 64.0 sq.m. (689 sq ft) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items not appropriate and no responsibility is taken for any error, omission or misstatement. 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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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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