



 28 Floats Mill, Trawden

Colne

Offers Over £130,000



## 28 Floats Mill

Trawden, Colne

This beautifully presented two-bedroom flat offers a unique opportunity to reside within a the Hollin Hall Conservation Area, blending historical character with modern comforts.

The property features two generously sized double bedrooms. The main bedroom benefits from a contemporary en-suite shower room, adding a touch of luxury and convenience, while the second bedroom is well-suited for guests, family, or use as a home office. The open-plan living and kitchen area creates a welcoming space with well-designed zones for both dining and living space. The kitchen is fitted with modern units and free standing appliances such as washer/dryer, fridge freezer, and electric oven ensuring functionality and style. The bathroom is a three-piece suite comprising low-level WC, pedestal hand wash basin and a paneled bath with beige tile splash backs. Residents enjoy the added security of a secure entry system with intercom, offering peace of mind and controlled access to the building.

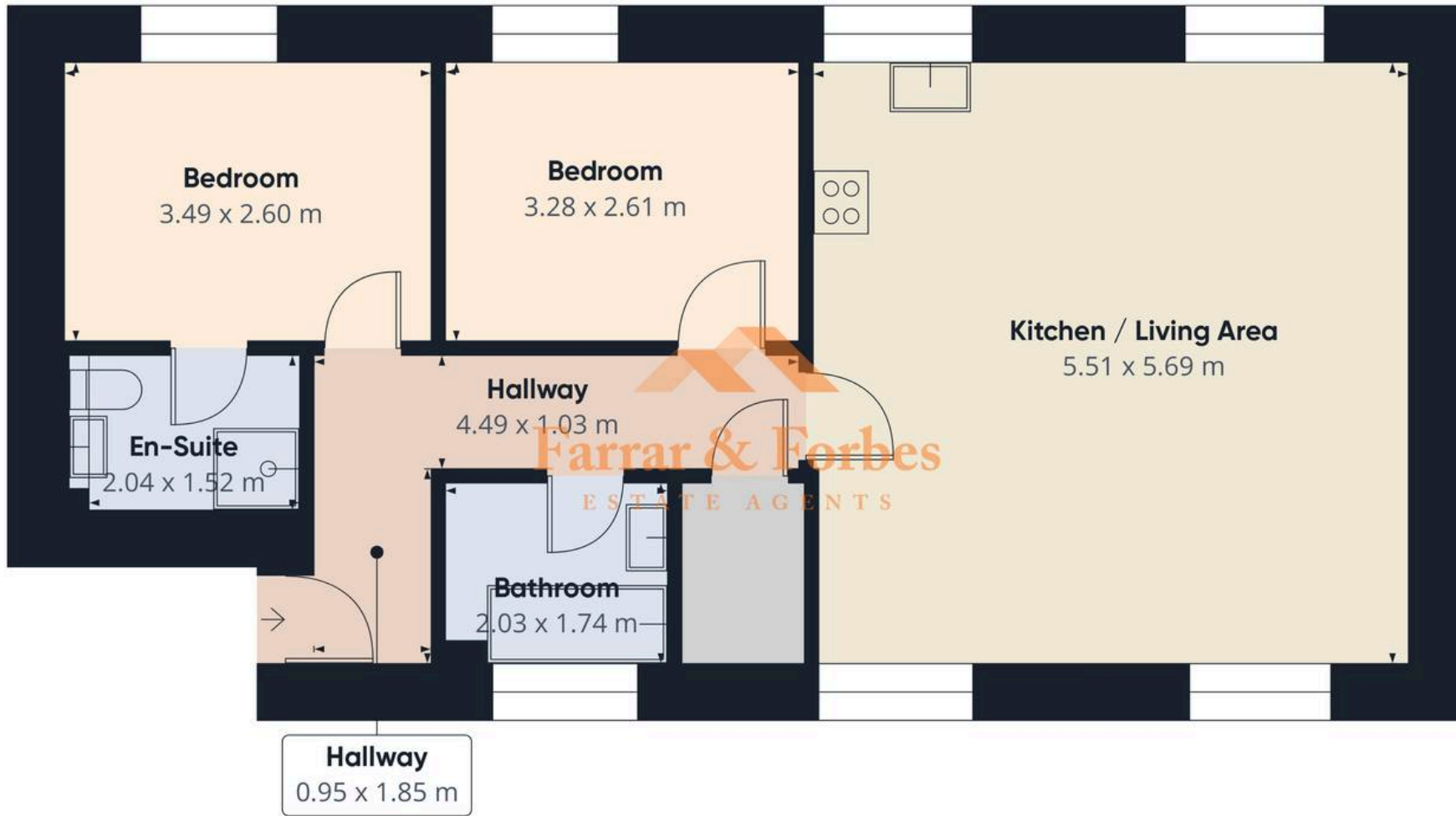
The property further benefits from allocated parking, along with additional visitor parking spaces, making it convenient for both residents and their guests. A monthly service charge covers the maintenance of communal areas, ensuring that shared spaces are kept to a high standard.

The flat is ideally positioned for those seeking a tranquil setting, with the renowned Trawden Bowling Club located nearby, providing a sense of community and leisure opportunities within easy reach. Period features throughout the building add to the charm and character, while the flat itself is thoughtfully finished to a high standard, ready for immediate occupation. This property is an excellent choice for first-time buyers, downsizers, or investors, offering a rare blend of heritage architecture, modern amenities, and a well-connected location. The property has had newly fitted timber windows throughout which are in keeping and to a high standard to meet the criteria for the conservation area.

Early viewing is highly recommended to fully appreciate the space, quality, and lifestyle this exceptional flat has to offer.

- Two Double Bedrooms
- En-Suite To Main Bedroom
- Communal Gardens
- Secure, Intercom System
- Open Living/Kitchen





Approximate total area<sup>(1)</sup>  
67.7 m<sup>2</sup>

(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.

GIRAFFE360





## Farrar & Forbes Estate Agents

Colne E-Cigs, 1 Arcadia - BB8 0HX

01282914042

[info@farrarandforbes.co.uk](mailto:info@farrarandforbes.co.uk)

[farrarandforbes.co.uk/](http://farrarandforbes.co.uk/)