

£128,000
Leasehold



JS
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ESTATE AGENTS



Features

- Beautifully presented ground floor apartment
- Large entrance hallway & Communal entrance
- Two generous bedrooms
- Modern fully fitted dining kitchen
- Spacious open plan lounge & Dining room
- Modern three piece white bathroom
- Private allocated parking & Visitors parking
- Fully double glazed & electric heating
- Large storage cupboard
- EPC Rating - D
- Walking distance from both local primary, secondary schools & Ramsbottom village
- Viewing is a absolute must to appreciate the size of this property and is strictly by appointment only

Summary of Property

**** SOLD WITH NO ONWARD CHAIN **** A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT ENJOYING A PRIME GROUND FLOOR POSITION WITH DOUBLE DOORS ONTO THE REAR GARDENS. Located directly off Bolton Road West via Regent Street midway between Ramsbottom and Holcombe Brook.

Sims Close is an established residential cul-de-sac with a mix of townhouses and purpose built apartments conveniently placed for Bury and the M66 motorway link for commuting into Manchester City Centre.

An intercom security entrance leads to the maintained communal hall. In the main apartment hall there is a deep walk-in store cupboard and access to the bright open plan living room/kitchen with two rear facing windows and the central double doors. A white three piece bathroom suite with shower above. Additional benefits include electric heating, uPVC double glazing and private allocated parking. Viewing is highly recommended via our Ramsbottom office.

Tenure: Leasehold: Lease end date: 01/01/2130

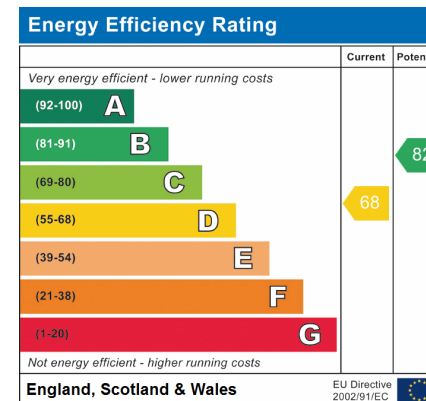
Annual Ground Rent: £300

Service charge: £90 a month - (£1080 a year)

Local Authority/Council Tax: Bury Council: A Annual Amount:£1453.03 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 181Mbps Upload: 25Mbps



Local Authority

Bury Council

Band A

Tax Band Amount: £1453.03

Room Descriptions

Ground Floor

Hallway

L' shaped with a deep inbuilt storage cupboard off. Access to all rooms.

Lounge/Dining Room

Rear facing window and French patio doors, TV point. Open plan to the Kitchen.

Kitchen

Modern fitted kitchen with a range of base and wall cupboards, work surfaces with an inset single drainer, sink unit. Integral four ring electric hob, built under electric oven/grill. Plumbing for an automatic washing machine. Rear facing window.

Bedroom One

Rear facing window with view over garden.

Bedroom Two

Side facing window.

Bathroom

Comprising of a three piece white suite: panel bath with a power shower over, pedestal wash hand basin and low level, dual flush W.C.. Part tiled walls. Inbuilt store/airing cupboard with water cylinder.

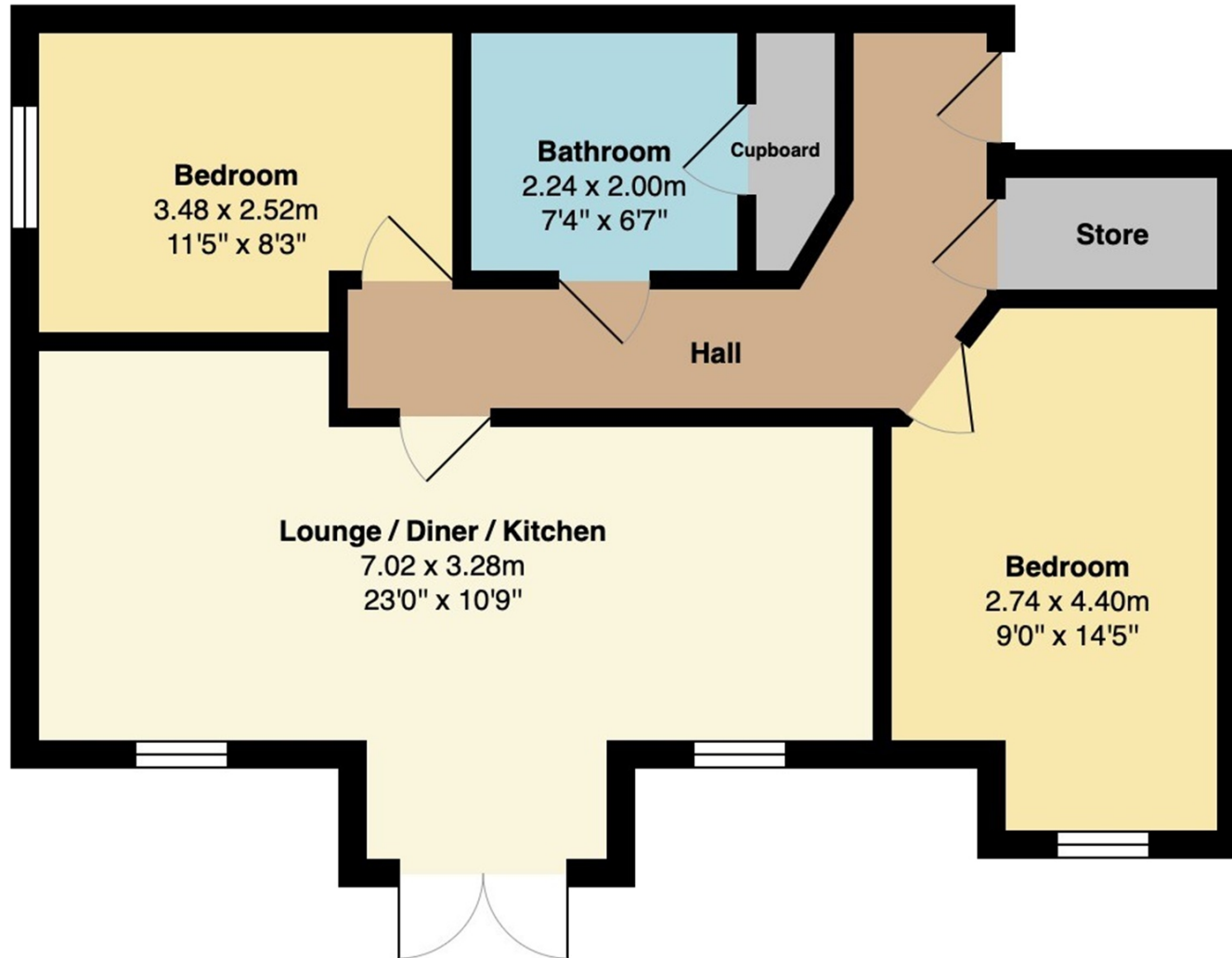
Gardens Parking

Communal maintained gardens to front, side & rear. Bin storage area.

Parking: Allocated parking space to the side within sight of the apartment.



Floorplan



General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.