

£650
pcm



JS SIMON
ESTATE AGENTS

Flat 10 Chapel Court, Wesley Street, Tottington, Bury, Lancashire BL8 3SD



Features

- SUPERB FIRST FLOOR APARTMENT
- SPACIOUS & AIRY ACCOMMODATION
- ONE DOUBLE BEDROOM
- THREE PIECE WHITE BATHROOM SUITE
- SOUGHT AFTER LOCATION CLOSE TO EXCELLENT LOCAL SCHOOLS, COUNTRY WALKS & VILLAGE AMENITIES
- SECURE GATED PARKING
- MODERN FITTED KITCHEN
- AVAILABLE IMMEDIATELY
- EPC Rating - D
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

Summary of Property

**** A MODERN FIRST FLOOR APARTMENT IN A POPULAR DEVELOPMENT IN THE HEART OF TOTTINGTON VILLAGE CENTRE ****
SECURE ALLOCATED PARKING **

JonSimon Lettings are delighted to offer for let this very well presented first floor apartment. Located in the heart of Tottington village centre and a former church conversion, the accommodation on offer comprises of entrance hallway, open plan lounge/modern fitted kitchen with two feature windows and laminate flooring, double bedroom and modern three piece fitted bathroom.

The property is conveniently located for local amenities and travel to Bury town centre and Manchester City centre. Outside, the property has a secured car parking area for one vehicle and intercom entry system.

The property is available for immediate viewing and is strictly by our Ramsbottom office.

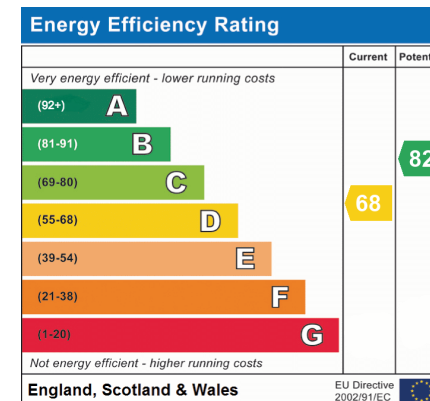
Deposit: £650.00

Tenure: Leasehold

Local Authority/Council Tax

Bury Council: A Annual Amount: £1525.86 Approx.

Flood Risk: Very Low



Local Authority

Bury Council

Band A

Tax Band Amount: £1525.86

Room Descriptions

First Floor Apartment

Entrance Hallway

Two storage cupboards, intercom system and ceiling point.

Open Plan Lounge

19' x 9' 6" (5.80m x 2.90m) Two windows, electric wall heater and ceiling point.

Open Plan Kitchen

A modern fitted kitchen with a range of wall and base units with complementary work surface, single bowl sink unit with drainer, electric oven, four ring electric hob, plumbed for washing machine, part tiled walls, ceiling spot lights. Side window.

Bedroom

10' 10" x 9' 10" (3.30m x 2.99m) Side window, electric wall heater and ceiling point.

Bathroom

7' 11" x 6' 4" (2.42m x 1.92m) A three piece white suite comprising of a panel bath with shower above, low level w/c, wash hand basin, part tiled walls, electric wall heater, ceiling spot lights.

Outside

Private Allocated Parking & Communal Gardens

The property has secure private parking for one car and security intercom system. Communal rear gardens.



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.