£115,000
Leasehold



JonSimon
Estate Agents

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Flat 9 Chapel Court, Wesley Street, Tottington, Bury, Lancashire BL8 3SD





Features

- SUPERB FIRST FLOOR APARTMENT
- Fully refurbished and finished to an excellent standard throughout
- Brand New Fitted Kitchen
- Brand New Three Piece Bathroom
- Electric Heating & Double Glazed Windows
- Allocated Gated Parking
- Commmunal Gardens
- Intercom Entry System & Lift Access
- No Onward Chain - Vacant Possession
- Council tax band A
- Double Bedroom
- Viewing highly recommended and is strictly by appointment only

Summary of Property

** STUNNING FIRST FLOOR APARTMENT ** COMMUNAL LIFT ** BRAND NEW KITCHEN & BATHROOM ** NO CHAIN! ** ALLOCATED PARKING ** JonSimon Estate Agents are delighted to bring to the sales market this beautifully presented and fully refurbished one-bedroom first-floor apartment, ideally situated in the heart of Tottington Village. Offering stylish, modern and ready-to-move-into accommodation, this attractive apartment is perfectly suited to first-time buyers, downsizers or buy-to-let investors seeking a low-maintenance property in a highly convenient location. The apartment has recently undergone a comprehensive programme of refurbishment throughout, finished to a high standard and including a brand-new modern fitted kitchen, contemporary bathroom suite, newly fitted carpets and fresh decoration throughout, creating a bright, welcoming and stylish living environment. The accommodation briefly comprises a welcoming entrance hallway providing access to a spacious lounge, which opens seamlessly into the newly installed fitted kitchen, creating a practical and sociable living space. There is also a well-proportioned double bedroom and a beautifully appointed modern bathroom featuring a three-piece white suite. Further benefits include electric heating and double-glazed windows throughout. Externally, the development is surrounded by beautifully maintained communal gardens, providing an attractive and peaceful setting for residents to enjoy. The property also benefits from an allocated parking space within a secure gated car park, offering both convenience and additional peace of mind. The apartment enjoys an excellent position within easy walking distance of Tottington Village Centre, with its excellent selection of independent shops, cafés, restaurants, local amenities and transport links. The nearby towns of Bury and Ramsbottom are also easily accessible, whilst the surrounding countryside offers a variety of scenic walks and outdoor recreational opportunities. Offered for sale with no onward chain, this superb apartment presents an excellent opportunity to purchase a fully modernised home where all the hard work has already been completed. Early viewing is highly recommended to fully appreciate the quality of accommodation, convenient location and attractive communal surroundings on offer. To arrange your viewing, please contact our Ramsbottom office on 01706 489966.

Tenure: Leasehold - £50 a year.

Service Charge of £125.00 per month.

Local Authority/Council Tax

Bury Council: A Annual Amount: £1703.43 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 18000Mbps Upload: 220Mbps

Local Authority

Bury Council
Band A
Tax Band Amount: £1703.43

Room Descriptions

First Floor Apartment

Entrance Hallway
Large storage cupboard with dual access, intercom system, water tank and consumer unit.

Lounge
Double glazed window, electric wall mounted radiator, power point and ceiling point. Open plan to the kitchen.

Kitchen
A modern brand-new fitted kitchen with a range of wall and base units with complimentary works surface, single sink unit with drainer and mixer tap, four ring electric hob with extractor unit above, electric oven, plumbed for washing machine, space for fridge and freezer, part tiled walls and ceiling spotlights.

Bedroom
Double glazed window, electric wall mounted radiator, power point and ceiling point.

Bathroom
A modern brand-new fitted white three-piece bathroom suite comprising of a panel bath with mixer tap, shower above with glass shower screen, low level w/c, wash hand basin with storage cupboards underneath, electric wall mounted radiator, part tiled walls, wall mounted mirror and ceiling spotlights.

Outside

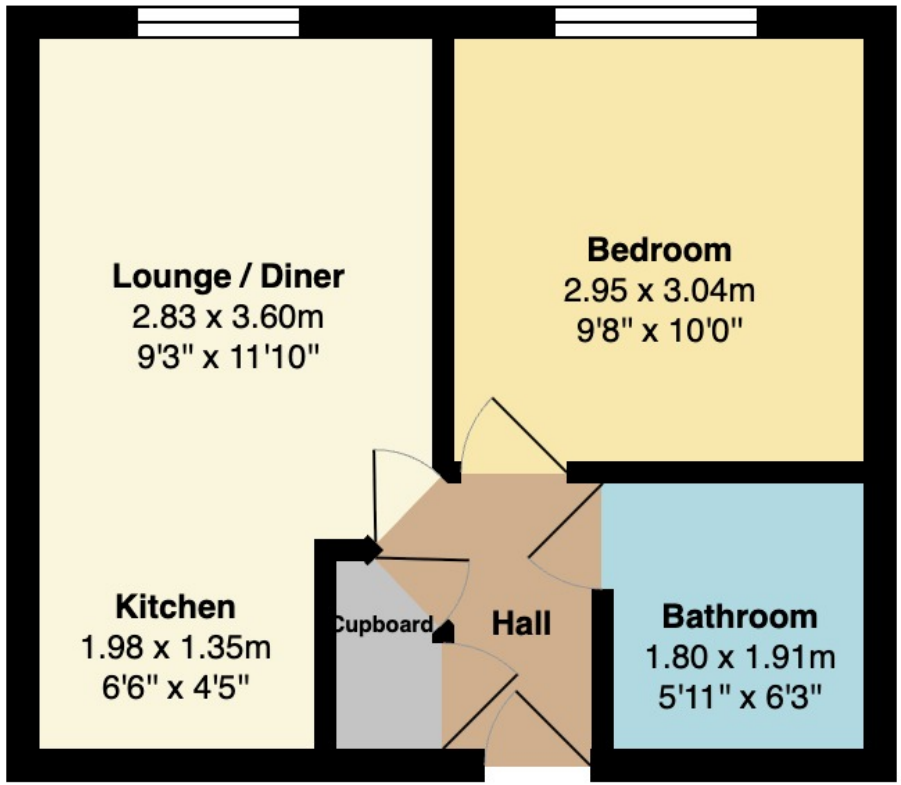
Parking & Gardens
With secure, gated parking leading to a allocated parking space. The property is located in well maintained and accessible communal gardens.







Floorplan



Ground Floor
Area: 30.4 m² ... 327 ft²

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.

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