



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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ST JOHNS GARDENS, BURY TOWN CENTRE, BL9 0NP



- Top floor location
- Lift served apartment
- One bedroom & open plan living area
- Set within the town centre 'The Rock'
- Open panoramic views
- 1 Private parking space included
- Council Tax Band A
- NO CHAIN



Offers in the Region Of £140,000

BOLTON

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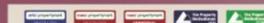
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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This lovely one bedroom top floor lift served apartment is centrally located for "The Rock" with all of its shops, restaurants, cinema and bowling facilities within walking distance. The train station is a few minutes walk away and there is even the green area of St John's Gardens on the doorstep. The accommodation is well presented with a modern stylish feel as can be seen by watching the virtual viewing video. In brief comprising open plan lounge and kitchen, 1 bedroom and bathroom. There is an allocated parking space available with the apartment. Viewing is advised and can be arranged by calling our Cardwells Estate Agents Bury office on 0161 761 1215, via email bury@cardwells.co.uk or online [@cardwells.co.uk](https://www.cardwells.co.uk).

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: 11' 0" x 3' 11" (3.36m x 1.20m) With large walk in store/cloaks/utility cupboard with automatic washer drier, laminate flooring, two spotlights to ceiling, electric heater,

Lounge: 16' 5" x 14' 1" (5.01m x 4.30m) Laminate flooring, picture window with Juliet balcony enjoying open panoramic views, electric heater, spot lights to ceiling, TV control internet panel, opens directly into kitchen.

Kitchen: 7' 1" x 8' 2" (2.15m x 2.5m) Open studio style directly into lounge. Professionally fitted glossy Ivory cabinets with contrasting textured worktops. One and half bowl stainless steel sink, base cupboards, drawers and matching wall cabinets. Integrated dishwasher, fridge freezer and built in oven, ceramic hob and extractor hood. Laminate flooring, spot lights to ceiling, brick tiling to work areas.

Bedroom: 16' 2" x 8' 10" (4.93m x 2.7m) Picture window, electric heater, carpet.

Bathroom: 6' 11" x 7' 4" (2.10m x 2.24m) Three piece suite comprising bath with shower screen over, vanity sink unit and WC. Chrome heated towel rail. Tiled floor and part tiled elevations with large wall mirror. Spotlights to the ceiling.

Parking Allocated resident parking is at St Johns Square which is accessed by car off Derby Way and by foot at the side of The Range.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 250 year term which started on 16th June 2010, meaning that there are 236 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Service Charges We understand there is a management fee of around £325 payable per quarter to RMG.

Council Tax Band Cardwells Letting Agents Bury pre market research indicates that the property is council tax band A and the current cost is £1526 per annum payable to Bury Council at the time of writing.

Floor Area The property floor area is around 495 ft² / 46 m².

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Chain Details We are advised that the property will be sold with early vacant possession, and no further upward chain delay.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215 emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

