



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

KINGSBURY CLOSE, BURY, BL8 1WA



- Top Floor Apartment
- One Bedroom
- Allocated Parking Space
- Sought After Area
- No Onward Claim
- Balcony
- Ideal First Time Buy
- Early Viewing Advised



£150,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this one bedroom top floor apartment. Situated in the sought after residential area of Brandlesholme this lovely apartment is offered with no onward chain delay. Comprising of; communal entrance, hallway, open plan living room, dining area and Kitchen, one double bedroom and a bathroom. Externally this property has landscaped communal gardens and an allocated parking space. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal Entrance Stairs leading to the apartment.

Hallway laminate flooring. Radiator. Spotlighting. Storage cupboard.

Bathroom Low flush wc. Panelled bath with electric over head shower. Pedestal wash hand basin. Partially wall tiled. Spotlighting. Radiator.

Open Plan Lounge/Diner/Kitchen 19' 7" x 13' 5" (5.96m x 4.09m) UPVC double glazed window to front aspect and patio doors leading to balcony. Two ceiling light points. Spotlighting. Two radiators. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Integrated fridge freezer, dishwasher and washing machine. Wall mounted boiler.

Bedroom 1 13' 0" x 12' 5" (3.96m x 3.78m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally Communal gardens and an allocated parking space.

Price £150,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 125 year term which started on 11th November 2006, meaning that there are 104 years remaining. Our clients advise us that leasehold charge is £160 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated.

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

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "no" risk of flooding.

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

