

£135,000
Leasehold



JS SIMON
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Features

- Well Presented Top Floor Apartment
- Two Double Bedrooms
- Modern fitted Kitchen
- Open Plan Lounge & Dining Room
- Private allocated parking and visitors parking
- Large entrance hallway and communal entrance
- Modern Three Piece Bathroom & En-Suite Shower Room
- Fully double glazed and Electric heating
- Sold With No Onward Chain
- EPC Rating - C
- Viewing highly recommended and strictly by appointment only

Summary of Property

**** SOLD WITH NO ONWARD CHAIN **** A WELL PRESENTED TWO DOUBLE BEDROOM APARTMENT ENJOYING A PRIME TOP FLOOR POSITION WITH VIEWS 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 walk-in store cupboard and access to the bright open plan living room/kitchen with three rear facing windows. A white three piece bathroom suite with shower above and en-suite shower room. 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

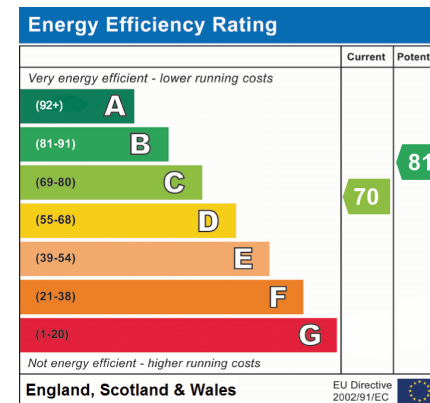
Annual Ground Rent: £300

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

Top Floor

Hallway

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

Lounge/Dining Room

Two rear facing windows, 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, pedestal wash hand basin and low level, dual flush W.C.. Part tiled walls. Inbuilt store/airing cupboard with water cylinder.

Outside

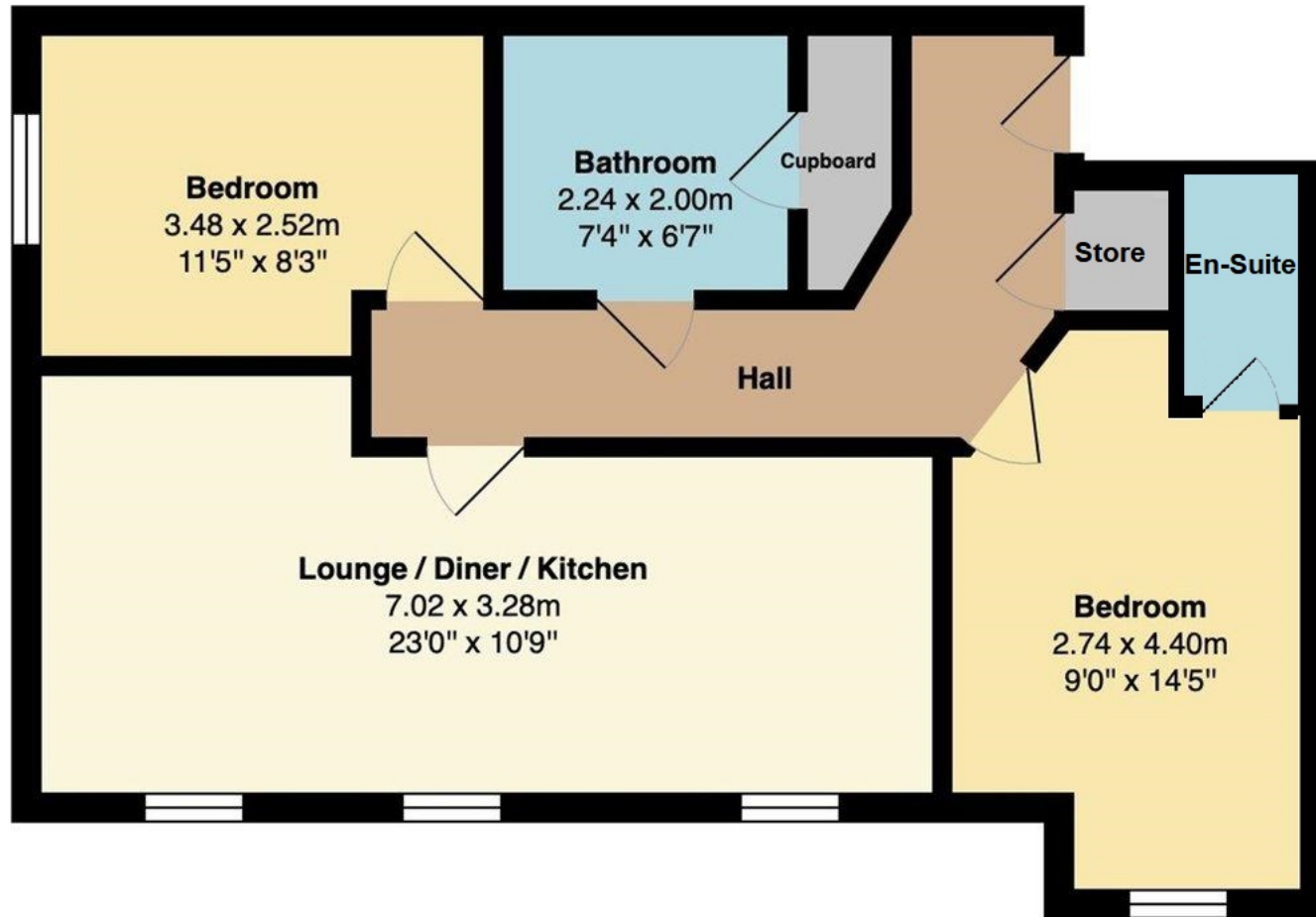
Gardens & Parking

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.