

1 Bedroom Ground Floor apartment for Sale - Offers Over £120,000

Orchard Court, Bury, Lancs, BL9 9JS



KEY FEATURES

- GROUND FLOOR APARTMENT • MODERN POPULAR DEVELOPMENT • WELL PROPORTIONED ACCOMMODATION • OPEN PLAN LOUNGE/DINING/KITCHEN • PATIO DOORS OVERLOOKING REAR GARDENS • PRIVATE PARKING • INTERCOM SECURITY SYSTEM • MODERN FITTED KITCHEN WITH APPLIANCES • FOUR PIECE BATHROOM SUITE • EXCELLENT RENTAL POTENTIAL

Description

****A WELL PRESENTED GROUND FLOOR MODERN APARTMENT IN POPULAR DEVELOPMENT****

A VIRTUAL TOUR IS AVAILABLE FOR THIS PROPERTY VIA WHATSAPP. PLEASE CONTACT OUR OFFICES TO REQUEST THIS.

Located on the popular Orchard Court Development, a short distance from Bury Town Centre, is this ground floor, one bedroomed modern apartment that is presented to a good standard throughout. Offering well proportioned accommodation, the property is an ideal purchase for the first time buyers, couple or property investor.

The development is maintained to a high standard and offers security gated entrance and reserved and visitor parking. Benefiting from gas fired central heating and double glazing, the accommodation affords large entrance hallway, spacious open plan lounge/dining and fully fitted kitchen, larger than average double bedroom, four piece bathroom suite and separate walk-in utility room.

The property offers patio doors from the lounge area with small patio leading to the well maintained communal garden areas.

A great property which offers excellent rental portfolio potential with an annual yield in the region of 6%.

Accommodation:

Entrance hallway: 15'3 x 4'11 (4.64m x 1.49m)

Lounge/Kitchen/Dining area: 19'10 x 12'1 (6.04m x 3.93m)

Utility Room: 6'10 x 5'7 (2.08m x 1.70m)

Bedroom 1: 14' x 8'6 (4.26m x 2.59m)

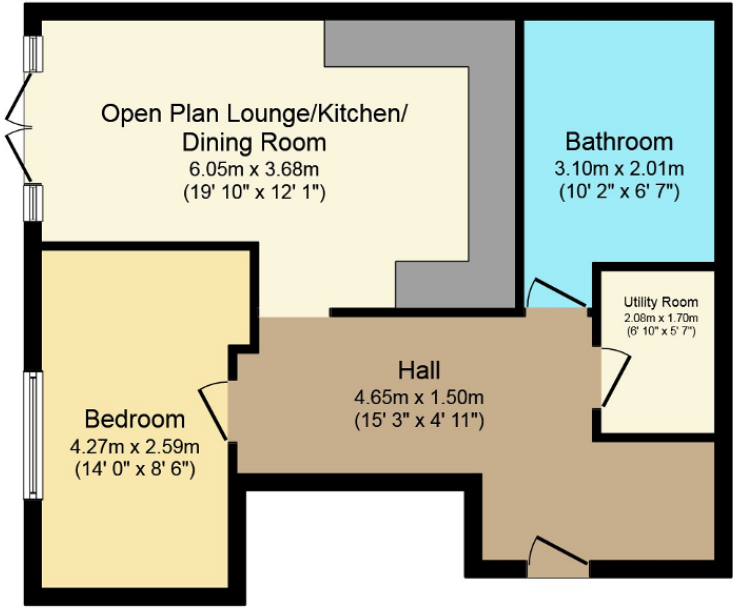
Bathroom: 10'2 x 6'7 (3.09m x 2.00m)

Fixtures and Fittings

All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.







Floor Plan

Floor area 57.0 sq. m. (614 sq. ft.) approx

Total floor area 57.0 sq. m. (614 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		