

## 2 Bedroom Apartment for Rent - £795 per month

Victoria Court, Tottington, Bury, BL8 3GY



### KEY FEATURES

- WELL PRESENTED FIRST FLOOR APARTMENT
- GATED SECURE DEVELOPMENT
- BRIGHT AND SPACIOUS THROUGHOUT
- TWO DOUBLE BEDROOMS WITH FITTED ROBES
- RESERVED AND GUEST PARKING
- FULLY FITTED DINING KITCHEN
- GAS CENTRAL HEATING/DOUBLE GLAZING
- FOUR PIECE BATHROOM SUITE
- WELL KEPT COMMUNAL GARDENS
- AVAILABLE IMMEDIATELY



## Description

### \*\* A SPACIOUS AND BRIGHT FIRST FLOOR APARTMENT SITUATED IN POPULAR GATED DEVELOPMENT \*\*

Available immediately is this first floor spacious apartment located in a secure and sought after development, close to Tottington Village Centre.

Presented to a good standard and bright and airy throughout, the apartment provides larger than average apartment living, with the additional benefit of fitted wardrobes to both double bedrooms and a four piece bathroom suite.

The property is situated in well kept communal gardens with gated fob entry to the development. Reserved parking and additional guest parking are available.

Heated with gas fired central heating and double glazed throughout, the accommodation briefly comprises large entrance hallway, bright and spacious lounge, fully fitted dining kitchen with appliances, two double bedrooms (both bedrooms fitted with a full range of wardrobes) and a four piece bathroom suite.

The property is available for viewing and occupation. Interest is now being taken via contact with our Tottington office.

The property has an Energy Performance rating of B. The property has a council tax band of B.

A holding deposit equivalent to one weeks rent will be payable on application (deducted from first months rent). Please enquire for further details.

## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83  B	83  B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





