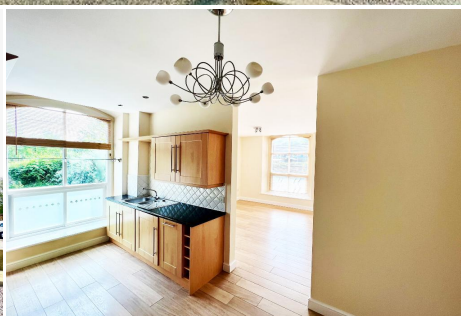




2 Bedroom Ground Floor apartment for Sale - £150,000

Wesley Street, Tottington, Bury, BL8 3SD



KEY FEATURES

- SUPERB GROUND FLOOR APARTMENT • SPACIOUS AND AIRY ACCOMMODATION • IMMACULATE CONDITION THROUGHOUT • TWO DOUBLE BEDROOMS • FITTED FURNITURE TO BOTH BEDROOMS • LARGE PICTURE WINDOWS TO REAR • MODERN FITTED KITCHEN • STYLISH THREE PIECE SHOWER ROOM • RESERVED GATED PARKING • SOUGHT AFTER DEVELOPMENT

Description

**** A SPACIOUS TWO BEDROOMED GROUND FLOOR APARTMENT IN IMMACULATE CONDITION THROUGHOUT. POPULAR DEVELOPMENT IN THE HEART OF TOTTINGTON VILLAGE ****

Looking to downsize, looking to buy your first home or are you looking to invest in your rental portfolio? This immaculately presented ground floor apartment could be the property that you are looking for.

We are delighted to receive instructions to sell, in the popular and sought after development of Chapel Court, this spacious and airy two bedroomed ground floor apartment overlooking the charming communal gardens to the rear.

With secure, gated parking and intercom system, the property is located in well maintained and accessible communal gardens. In the heart of Tottington village, the property has access to local shopping and entertainment, together with the public transport links for onward travel.

Maintained to a high standard by its current owners and with modern fixtures and fittings throughout, the accommodation comprises of entrance hallway, leading to a semi open plan fully fitted kitchen with dining area, and well proportioned lounge with dual aspect windows. The two double bedrooms benefit from a full range of fitted wardrobes, bedside tables and drawer storage. The contemporary bathroom comprises of low flush w.c. wash hand basin in vanity unit and walk-in double shower. The apartment has been newly decorated throughout and benefits from wooden flooring with the bedrooms having the benefit of newly fitted carpets.

Located to the rear of the development, the property has picture windows from the dining/kitchen area and lounge, overlooking the pleasant rear gardens.

Should you be a landlord investor considering the property as an addition to your lettings portfolio, we estimate the annual yield to be in the region of 6%.

The vendors inform us that the property is Leasehold with an annual ground rent of £50 per annum. and is subject to a service charge of £85.00 per month.

ACCOMMODATION:

Entrance Hallway:

Lounge: 12'4 x 11'3 (3.40 x 3.75m)

Dining Kitchen: 17'9 x 8'8 (5.4 x 2.5m)

Bedroom 1: 12'6 x 9'6 (3.8 x 2.9m)

Bedroom 2: 8'10 x 8'6 (2.7 x 2.6m)

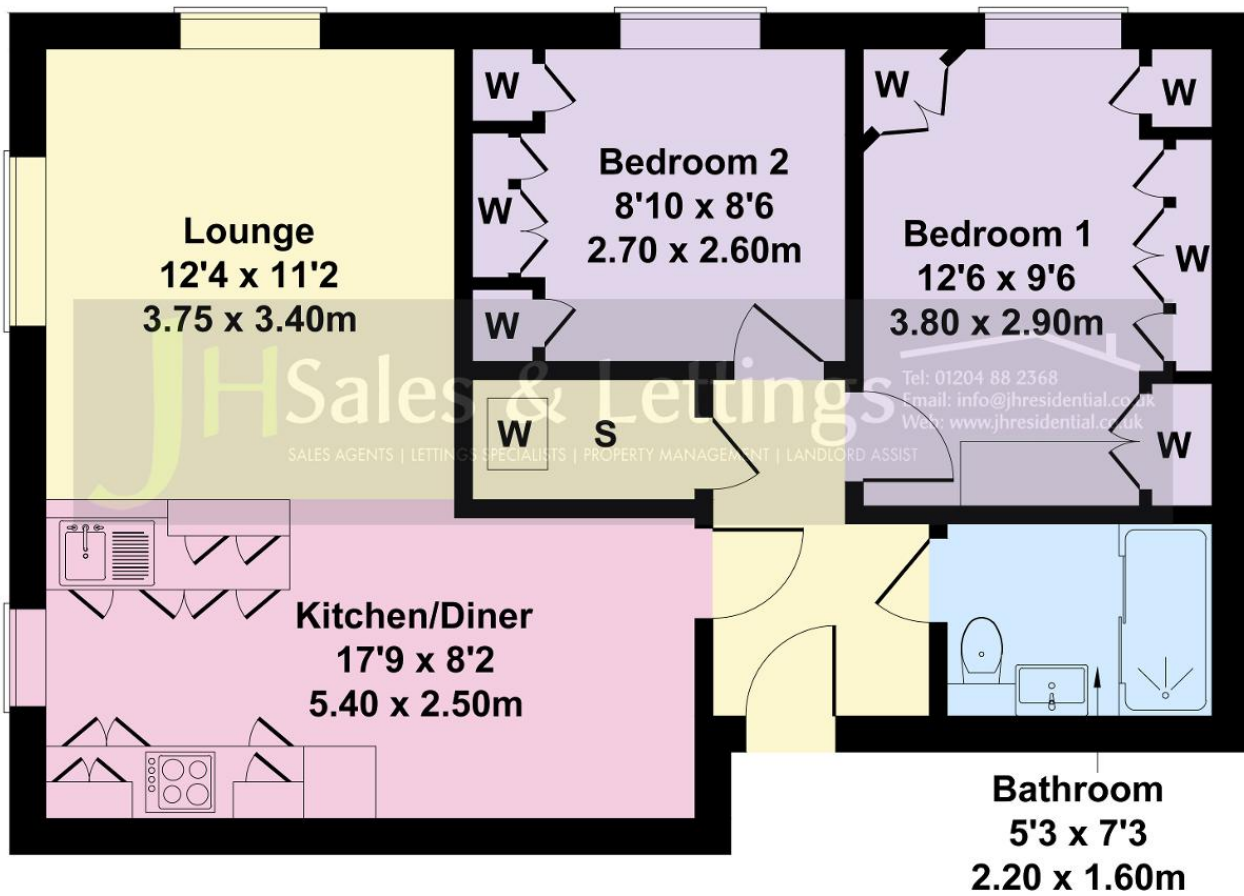
Shower Room: 7'3 x 5'3 (2.2 x 1.6m)

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. Prospective purchases are advised to seek legal assistance to clarify tenure, boundaries or right of way prior to exchange of contracts.





Approximate Gross Internal Area
624 sq ft - 58 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 40 E | |
| 21-38 | F | | |
| 1-20 | G | | |