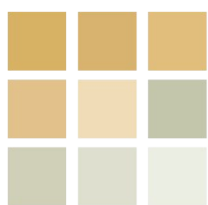




pearson
ferrier®



FLAT 14, RIVERBANK GARDENS 50 TOTTINGTON

Bury, BL8 1JY

£89,950

FLAT 14,RIVERBANK GARDENS 50 TOTTINGTON

ROAD

Property at a glance

- BUY TO LET INVESTMENT
- TENANT IN SITU
- ONE BEROOM
- OPEN PLAN LIVING
- CLOSE TO BURY TOWN CENTRE

ATTENTION INVESTORS

One bedroomed second floor apartment located on Tottington Road within walking distance to Bury Town Centre. The property is being sold with the tenant in situ and is generating £5760 per annum giving a gross yield of 6.4%. The location also offers excellent access to local shops and schools with Burrs Country Park and the Kirklees trail and nature walks being close by. The property is being sold with the tenant in situ and is generating £5760 per annum giving a gross yield of 6.4%. In brief the property comprises of: Entrance hall, open plan lounge/kitchen/diner, bedroom and bathroom and comes with allocated parking.

Leasehold 999yrs - 983 years remaining on the lease

Service charge £951.54pa

Ground rent £150pa

Council tax band - A

EPC - C

Mobile & Broadband

Provider - Voice - Data

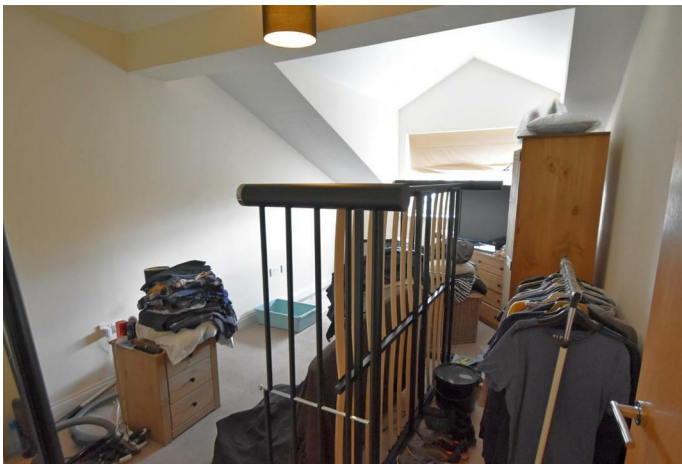
EE - Limited - Limited

Three - Limited - Limited

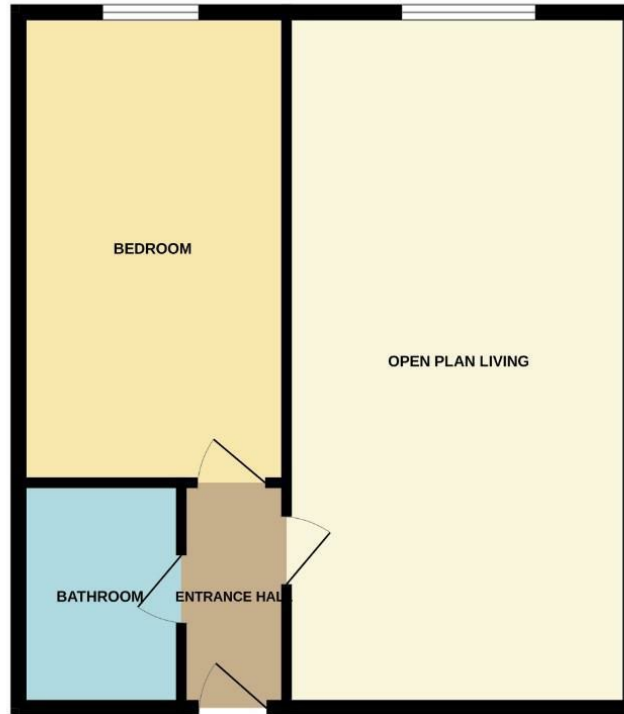
O2 - Likely - Limited

Vodafone- Likely - Likely

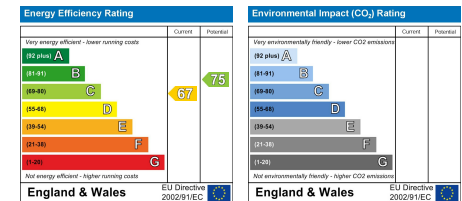




GROUND FLOOR
579 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 579 sq.ft. (53.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex 10/2014



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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.