



pearson  
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3 ELTON LOFTS FAIRY STREET  
Bury, BL8 2QQ  
£94,950

# FAIRY STREET

## Property at a glance

- BUY TO LET INVESTMENT
- TENANT IN SITU
- 6.4% GROSS YIELD
- ONE BEDROOM
- GROUND FLOOR
- PRIVATE COURT YARD & ALLOCATED PARKING

## ATTENTION INVESTORS - TENANT IN SITU

One bedroomed ground floor apartment located just off Bolton Road in the popular Elton area of Bury and is within walking distance to Bury Town Centre. The property is being sold with the tenant in situ and is generating £6120 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. In brief the property comprises of; Entrance hall, open plan living, bedroom and bathroom with a private courtyard to the rear.

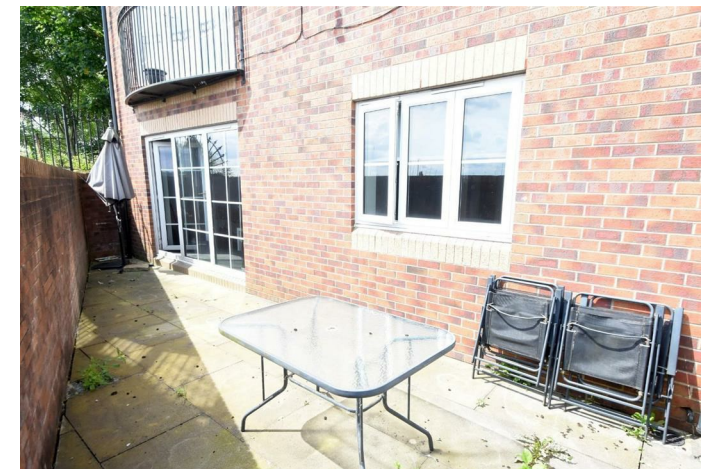
Leasehold 850yrs from 17th November 2003

Ground Rent £75 per year

Service charge £64 per month

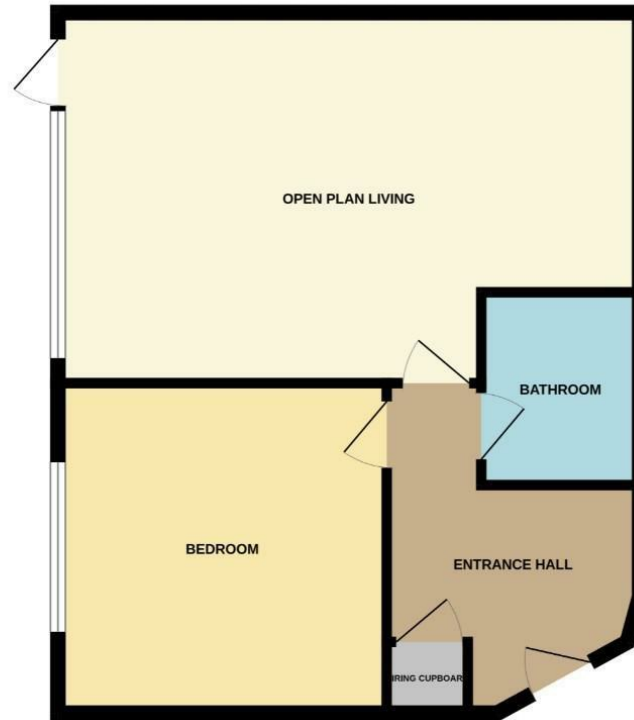
Council Tax band - A

EPC - C





GROUND FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, 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 Metropix 1/2024

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	(11-15) B			(102 plus) A			
(81-91) B	(16-20) C			(92-101) B			
(69-80) C	(21-25) D			(82-91) C			
(55-68) D	(26-30) E			(72-81) D			
(39-54) E	(31-35) F			(62-71) E			
(21-38) F	(1-20) G			(52-61) F			
(1-20) G				(42-51) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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