



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St. Johns Gardens, Bury, BL9 0NP

Offers Over £190,000

A SUPERB TWO BEDROOM APARTMENT WITH BEAUTIFUL VIEWS

Keenans are proud to welcome to the market this beautiful two bedroom sixth floor apartment situated in Bury Town Centre, within walking distance to local amenities and close to nearby commuter routes. Ideally suited to a first time buyer or a professional couple, this apartment boasts ample storage space, a sleek contemporary open plan living kitchen and two balconies overlooking the bustling market town below. In addition to the countless high street shops, cafes and restaurants within arm's reach, the property also benefits from private allocated residents' parking.

Comprising briefly; the entrance hallway provides ample storage space and doors to the open plan living kitchen, two good sized bedrooms and a three piece bathroom. The open plan living kitchen, complete with contemporary units and full length windows letting in lots of light, has a door to the balcony. The main bedroom also provides access to the second balcony. Externally, there is allocated resident's parking on The Rock top floor car park.

For further information, or to arrange a viewing, please contact our Bury team at your earliest convenience

St. Johns Gardens, Bury, BL9 0NP

Offers Over £190,000

 **2**  **1**  **1**  **C**

- Stunning Sixth Floor Apartment
- No Chain Delay
- Private Allocated Parking Space For Residents Only
- EPC Rating C
- Two Spacious Bedrooms
- Two South Facing Balconies With Stunning Views
- Tenure Leasehold
- Contemporary Fitted Kitchen
- Lift / Stair Access
- Council Tax Band B

Ground Floor

Hall

10'11 x 8'10 (3.33m x 2.69m)
Smoke alarm, spotlights, oak veneered flooring, two storage cupboards, one with plumbing for a washing machine, and doors leading to the open plan living kitchen, two bedrooms and bathroom.

Open Plan Living Kitchen

16'03 x 27'03 (4.95m x 8.31m)
Six full height double glazed windows, two electric heaters, spotlights, smoke alarm, range of high gloss wall and base units with laminate worktops, stainless steel sink with drainer and mixer tap, oven with four ring electric hob, breakfast bar, integrated fridge/freezer and dishwasher, oak veneered flooring, television point, telecom and full height double glazed door leading to newly fitted resin balcony.

Bedroom One

14'03 x 11'01 (4.34m x 3.38m)
Electric heater and a double glazed door leading to a second newly fitted resin balcony.

Bedroom Two

14'01 x 9'08 (4.29m x 2.95m)
Electric heater and double glazed window.

Bathroom

7'00 x 6'07 (2.13m x 2.01m)
Electric heating radiator, dual flush WC, vanity top wash basin with mixer tap, tile panelled bath with mixer tap and direct feed shower overhead, tiled elevations, tiled flooring, spotlights and extractor fan.



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