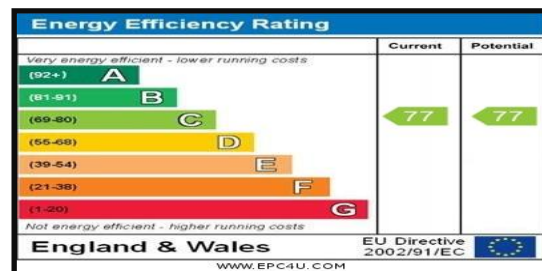


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), spaceings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Printed by www.propertybox.co.uk



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SCHOLARS WAY, BURY, BL9 6DN



- Two Bedrooms
- En Suite
- Secure private parking
- Close to local shops and amenities
- Just a short walk to Clarence park
- Ideal for first time buyers
- Internal viewing advised
- No Onward Chain



£110,000

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Cardwells Estate Agents are delighted to bring to market this two bedroom top floor apartment. Offered with no onward chain this property comprises; Communal entrance, hallway, Open Plan lounge/Kitchen, Two Bedrooms (Master En suite) and a Bathroom. Externally this property has secure private parking. Situated close to local amenities, Clarence park, Chesham woods and just a short drive into Bury town centre, this conveniently located apartment would suit first time buyers/ Investors alike. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal entrance

Hallway UPVC double glazed window to front aspect. Laminate flooring. Ceiling light point. Radiator. Storage cupboard.

Lounge/Open Plan Kitchen 24' 4" x 12' 0" (7.41m x 3.65m) UPVC double glazed window to front and side aspects. Two radiators. Ceiling light fan. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Electric hob, oven and extractor hood. Plumbed for washer.

Bedroom 1 11' 11" x 10' 7" (3.63m x 3.22m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 2 12' 4" x 7' 7" (3.76m x 2.31m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

En Suite Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. Radiator. Extractor fan.

Bathroom 8' 5" x 5' 4" (2.56m x 1.62m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Panelled bath. Low flush wc. Pedestal wash hand basin.

Externally Communal grounds. Secure parking space.

Price £110,000

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 19th June 2006, meaning that there are 979 years remaining. Our clients advise us that leasehold charge is £150.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,780 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a Mortgage Cardwells Estate Agents Bury can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

