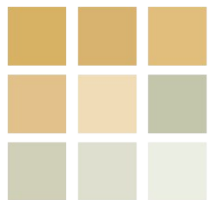




pearson
ferrier®



43 SIMS CLOSE
Bury, BL0 9NT
£795 Per Calendar Month

43 SIMS CLOSE

Property at a glance

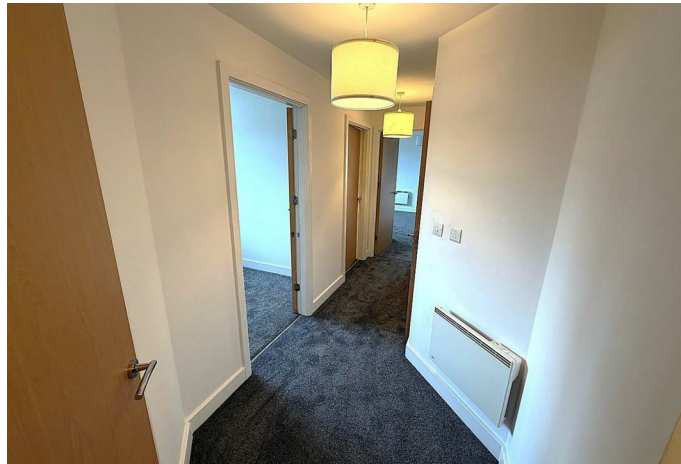
- Top floor apartment
- Two bedroom
- Purpose built
- Available now

Sims Close is a well presented two bedroom apartment which is front facing, located on the 2nd floor. The property is within walking distance of Ramsbottom town centre and offers easy access to transport links. The property benefits from electric heating and double glazed windows throughout. Briefly comprising, entrance hall, two bedrooms, bathroom, living space and open plan kitchen/diner. Outside there are private parking facilities as well as visitor spaces. Council Tax Band: A

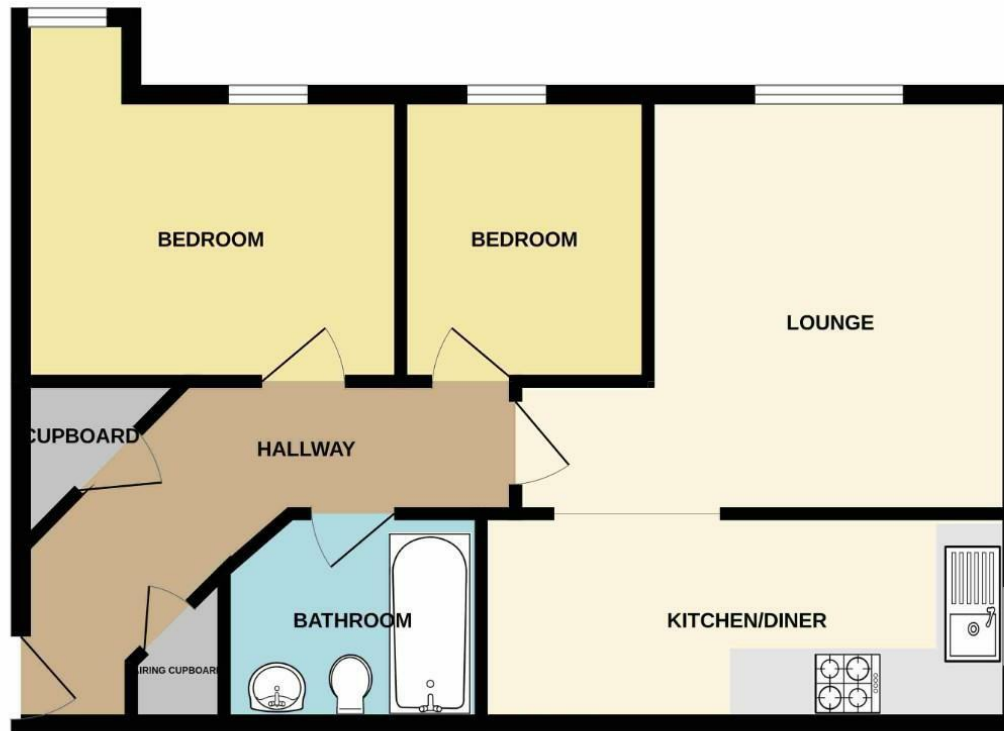
EPC: D

Please note there is a holding fee equivalent to one weeks rent is required upon application





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
1-30		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
1-30		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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