

**BROADOAKS, BURY,  
BL9 7SU**



- Two Bedrooms
- Top Floor
- Communal Parking
- Ideal First Time Buy
- Well Presented Throughout
- Early Viewing Advised
- Close to Fairfield Hospital
- Close to Local Amenities



**£160,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents in Bury are delighted to bring to market this well presented two-bedroom top floor apartment, offering spacious and well-maintained accommodation that is ideal for first-time buyers, professionals, downsizers or buy-to-let investors alike. Occupying a desirable top floor position, the property enjoys a pleasant setting within a popular residential development, benefiting from excellent access to a wide range of local amenities and transport links. Conveniently situated close to Fairfield General Hospital, the apartment is within easy reach of Bury and Rochdale town centres, both offering an excellent selection of shops, supermarkets, restaurants, leisure facilities and tram links into Manchester city centre. There are also convenient motorway connections nearby, making this an ideal location for commuters. Internally, the accommodation briefly comprises a secure communal entrance with intercom access, a welcoming entrance hallway, a spacious open plan lounge and dining area which flows seamlessly into the fitted breakfast kitchen, creating a sociable and versatile living space. There are two generous double bedrooms, both offering ample space for bedroom furniture, together with a well-appointed family bathroom. Externally, the development benefits from well-maintained communal grounds together with ample residents' parking within the main car park and an additional overflow parking area, ensuring plenty of parking for residents and visitors alike. This attractive apartment offers comfortable, low-maintenance living in a highly convenient location and must be viewed internally to fully appreciate the accommodation on offer. Early viewing is strongly recommended. To arrange your accompanied viewing, please contact Cardwells Estate Agents Bury on 0161 761 1215.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Communal Entrance** Intercom secured front door. Post boxes. Stairs leading to top floor apartment.

**Hallway** Radiator. Ceiling light point.

**Open Plan Lounge/Dining Room and Kitchen** 22' 9" x 22' 0" (6.93m x 6.7m) Four Velux skylight windows. Three Ceiling light points. Three Radiators. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Space for fridge freezer. Wall mounted combination boiler.

**Bathroom** 7' 7" x 7' 7" (2.3m x 2.3m) Velux skylight window. Radiator. Twin grip panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Partially wall tiled.

**Bedroom 1** 14' 1" x 10' 10" (4.3m x 3.3m) Velux skylight window. Radiator. Ceiling light point.

**Bedroom 2** 10' 6" x 10' 6" (3.2m x 3.2m) Velux skylight window. Radiator. Ceiling light point.

**Externally** Communal car park for residents with an over flow car park. Bin stores.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , With 975 years remaining from a 999 year lease starting ion 11th March 2002. 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 A rated which is at an approximate annual cost of £1.703 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

**Thinking of Selling** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**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"

