



1 HEATON GROVE  
Bury, BL9 9QS  
£120,000

# 1 HEATON GROVE

## Property at a glance

A well presented ground floor apartment in this converted manor house located just off Manchester Road approximately one mile from Bury town centre and is within easy reach of local shops and amenities. This Grade II Listed manor house was converted in 1996 creating seven individual apartments with electric heating and double glazed sash windows. The accommodation briefly comprises: communal entrance hall, vestibule, inner hallway (with good sized built in storage), lounge, kitchen, double bedroom and shower room. To the outside there are formal communal gardens and private parking. The property is ideal for a first time buyer or someone looking to downsize.

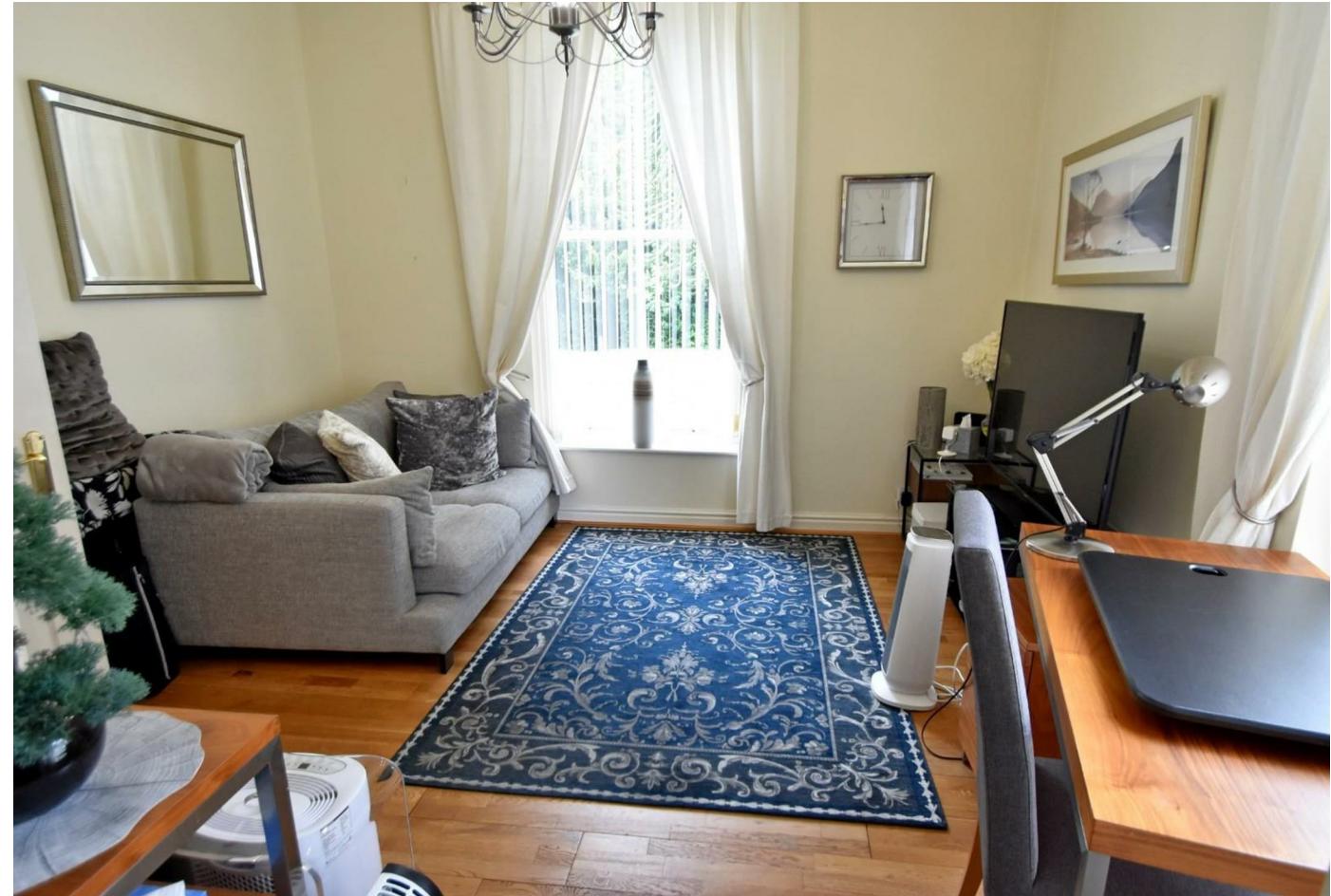
Leasehold - 125 years from 1995

Ground Rent - £229 per annum

Service Charge - £192.07 per month

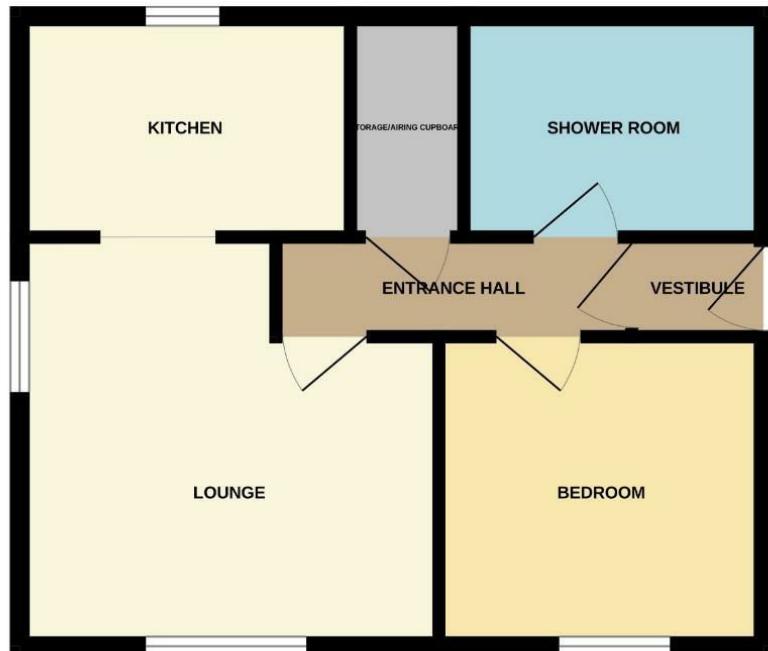
Council Tax band - B

EPC - E





GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA - 413 sq.ft. (38.4 sq.m.) approx.  
Whilst every effort 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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F	52	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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