



VALLEY MILL LANE, BURY, BL9



- One Bedroom
- Top Floor Apartment
- No Onward Chain Delay
- Ideal First Time Buy
- Well Presented
- Close to Bury Town Centre
- Superb Transport Links
- Early Viewing Advised



£110,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to market this well-presented one-bedroom top floor apartment, offering spacious and well-planned accommodation in a popular residential location. An excellent opportunity for first-time buyers, professionals or those looking to downsize, this attractive apartment combines comfortable living with outstanding convenience. The accommodation briefly comprises a secure communal entrance, welcoming hallway, a bright and spacious open-plan lounge, dining area and fitted kitchen, creating the perfect space for both relaxing and entertaining. There is also a generous double bedroom and a well-appointed bathroom. Ideally situated close to a wide range of local amenities, shops, supermarkets and leisure facilities, the property is also just a short distance from Bury Town Centre, where an excellent selection of restaurants, bars and retail outlets can be found. Superb transport links, including nearby bus routes, the Metrolink network and easy access to the motorway network, make commuting to Manchester and the surrounding areas straightforward. This fantastic apartment represents an ideal first home or investment opportunity and must be viewed internally to be fully appreciated. Early viewing is highly recommended. Please call Cardwells Estate Agents Bury on 0161 761 1215 to arrange your accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal Entrance intercom secure door. letter boxes, meters and stairs to top floor.

Hallway Ceiling light point. Radiator. Two UPVC double glazed windows.

Open plan lounge, dining kitchen 20' 0" x 11' 7" (6.09m x 3.53m) UPVC double glazed window. UPVC Double glazed French doors leading to Juliet balcony. Two radiators. Two ceiling light points. 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.

Bedroom 11' 5" x 8' 10" (3.47m x 2.70m) UPVC double glazed window. Radiator. Ceiling light point.

Bathroom 7' 1" x 5' 8" (2.16m x 1.73m) Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. Radiator.

Externally communal parking.

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 & Service Charges The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Leasehold, enjoying the remainder of the 150 year term which started on 1st January 2005, meaning that there are 128 years remaining. Our clients advise us that leasehold charge is £284.00 per annum. Our Clients also advise us the Annual Service Charge is £1306.00. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The premarketing research that Cardwells Estate Agents Bury have completed indicates 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 The premarketing research that Cardwells Estate Agents Bury have completed shows 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.

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 0161 761 1215, 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"

