

£172,500
Leasehold



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ESTATE AGENTS

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Features

- Luxury First Floor Apartment in Greenmount Village
- Modern Fitted Dining Kitchen with Appliances
- Spacious Open Plan Lounge
- Large Double Bedroom with Balcony
- Walk-in Warbrobe
- Modern Four Piece White Bathroom Suite
- Secured Gated Development with Allocated Parking
- Close to all Local Amenities and Transport Links
- No Onward Chain
- Situated on a Popular Plot in Greenmount Village
- Fully Double Glazed and Gas Central Heating
- EPC Rating - C
- Viewing is highly recommended on this excellent property and is strictly by appointment only

Summary of Property

**** NO ONWARD CHAIN ** SECURE ALLOCATED PARKING ** MODERN KITCHEN & BATHROOM **** Situated in the heart of the highly desirable village of Greenmount, this stunning one-bedroom apartment is available immediately with no onward chain! Immaculately presented with neutral and modern decor, the property is ready to move into and enjoy from day one. It features a beautiful open-plan kitchen and lounge area, a spacious double bedroom with a large balcony and walk-in wardrobe, and a generous four-piece family bathroom. Nailers Green is an exclusive development of luxury apartments, located just off Brandlesholme Road in Greenmount.

The village offers a wealth of amenities within walking distance, along with excellent local schools and transport links. The apartment complex is highly secure, accessible only through remotely controlled gates, making it ideal for those prioritizing privacy and security. The property also includes an allocated parking space as well as visitor parking.

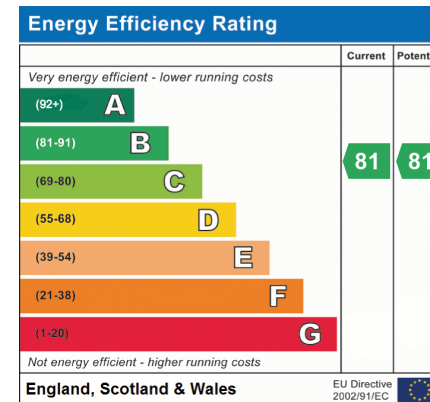
Situated on the first floor, the accommodation comprises a bright and welcoming hallway with a storage cupboard. A door leads to the main bedroom, which features a walk-in wardrobe and double doors to the balcony. At the front, a bright and airy lounge area flows seamlessly into a modern open-plan dining kitchen.

Tenure: Leasehold - 999 years from 1 February 2004 £125 a year Approx.

Service Charge: £71 a month Approx.

Local Authority/Council Tax: Bury Council: B Annual Amount:£1780.17 Approx.

Flood Risk: Very Low



Local Authority

Bury Council
Band B
Tax Band Amount: £1780.17

Room Descriptions

First Floor Apartment

Entrance Hallway

Laminate flooring, radiator, storage cupboard, intercom and low voltage spotlights.

Lounge

Two UPVC double glazed windows to front, laminate flooring, TV point, phone point, radiator and ceiling point.

Dining Kitchen

Complimentary wall and base units with integrated fridge/freezer, four ring gas hob with electric oven, 1 and a half bowl sink with drainer, plumbed for washer/ dryer, radiator and low voltage spotlights.

Bedroom

Patio doors leading to balcony, laminate flooring, walk-in wardrobe, radiator and ceiling point.

Balcony

Tiled flooring.

Bathroom

Four piece white suite comprising of w.c, hand wash basin, bath and shower cubicle with power shower, tiled floors, part tiled walls, heated towel rails and spotlights.

Outside

Parking

Secure parking for residents and visitors.



Floorplan



TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.6 SQ.M.)
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General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.

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