

318 Wellington Court Bolton Road, Bury, BL8 2PP



## Offers In The Region Of £110,000

Well presented Over 55s 2nd floor apartment situated in this highly popular residential development. Offering excellent accommodation with two double bedrooms, shower room, lounge and separate kitchen, the property is available with no chain and vacant possession. Ideally located for Bury Town Centre and transport links to Bolton and Bury, viewing is essential to appreciate all that is on offer.

- 2 Double Bedroom Apartment
- Spacious Lounge
- Shower Room
- EPC Rating C
- 2nd Floor Position
- Fitted Kitchen
- No Chain Vacant Possession
- Council Tax Band A





Situated on the edge of Bury Town Centre this over 55s two double bedrooms 2nd floor apartment offers excellent accommodation which comprises: Communal entrance hall will remote entry via intercom system, stairs to second floor, entrance hall, shower room, fitted kitchen, lounge, 2 bedrooms both double and both with built in storage. Outside there are well maintained communal gardens. The property is ideally located for access to local amenities and transport links Bury and Bolton town centres. Sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

### Entrance Hall

Radiator, laminate flooring, entry via intercom controlled Entrance door to communal hallway with stairs up to second floor, entrance door, door to:

### Shower Room

Fitted with three piece modern white suite comprising tiled double shower enclosure, inset wall mounted in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, built-in storage cupboard, ceramic tiled flooring, door to:

### Kitchen 10'1" x 8'4" (3.07m x 2.54m)

Fitted with a matching range of pine fronted base and eye level units with contrasting round edged worktops, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring ceramic hob with extractor hood over, uPVC double glazed window to rear, vinyl flooring, wall mounted gas boiler serving heating system and domestic hot water.

### Lounge 13'5" x 11'5" (4.09m x 3.49m)

UPVC double glazed window to rear, two radiators, laminate flooring, coving to ceiling.

### Bedroom 1 10'0" x 12'0" (3.05m x 3.65m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and drawers, further single wardrobe, radiator, coving to ceiling, built-in storage cupboard.

### Bedroom 2 10'0" x 11'11" (3.05m x 3.63m)

UPVC double glazed window to front, double radiator, coving to ceiling, built-in storage cupboard.

### Outside

Communal front garden with a variety of plants and shrubs, lawned areas and pathways.

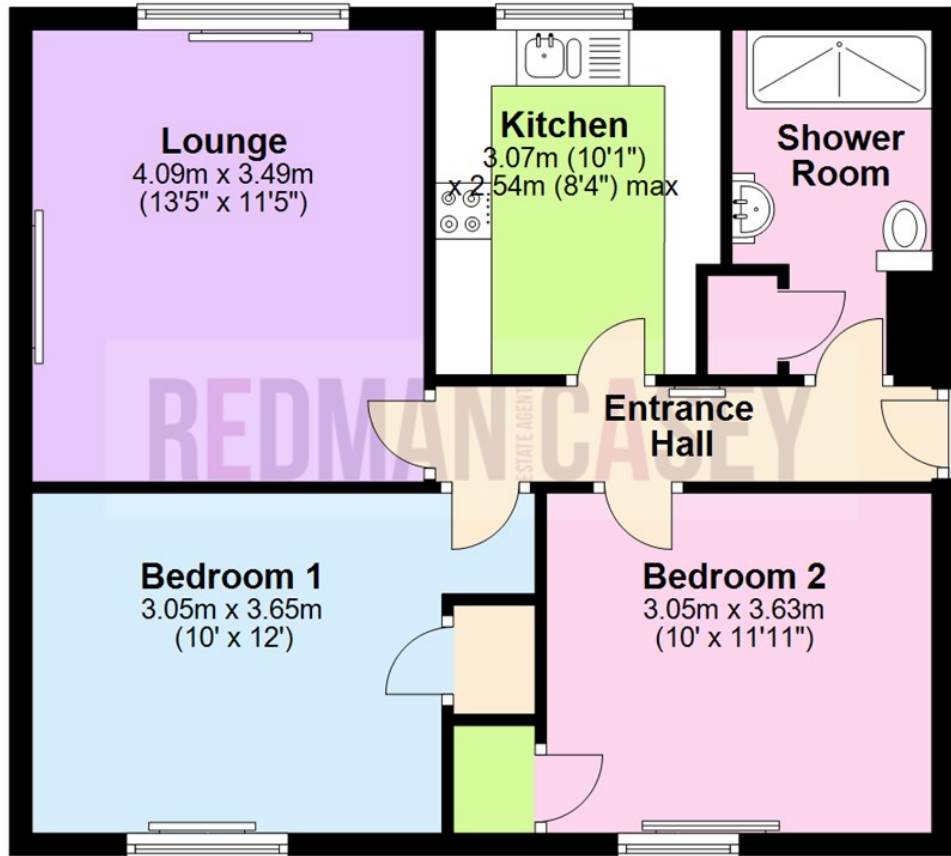






## Second Floor

Approx. 58.3 sq. metres (627.0 sq. feet)



Total area: approx. 58.3 sq. metres (627.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

