



FLAT 7 ELTON LOFTS 20-22 FAIRY STREET
Bury, BL8 2QQ
Offers In The Region Of £120,000

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ELTON LOFTS 20-22 FAIRY STREET

Property at a glance

- STUNNING FIRST FLOOR APARTMENT
- ONE BEDROOM
- WALKING DISTANCE TO BURY TOWN CENTRE
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN

Deceptively spacious and immaculately presented one bedroom first floor apartment in the ever popular Elton area Bury just off Ainsworth Road with views to the rear toward Bury town centre. The location is within walking distance to bury town centre with local shops, amenities and Whitehead park and plating fields being on your doorstep. The property is an ideal first time buy of for those looking to downsize. The property really must be viewed to appreciate the condition and in brief comprises of: Entrance hall, open plan lounge/kitchen/diner, bedroom and bathroom. The property benefits from allocated parking and is offered to the market with no onward chain.

Tenure - Leasehold 850 years from 1 January 2003

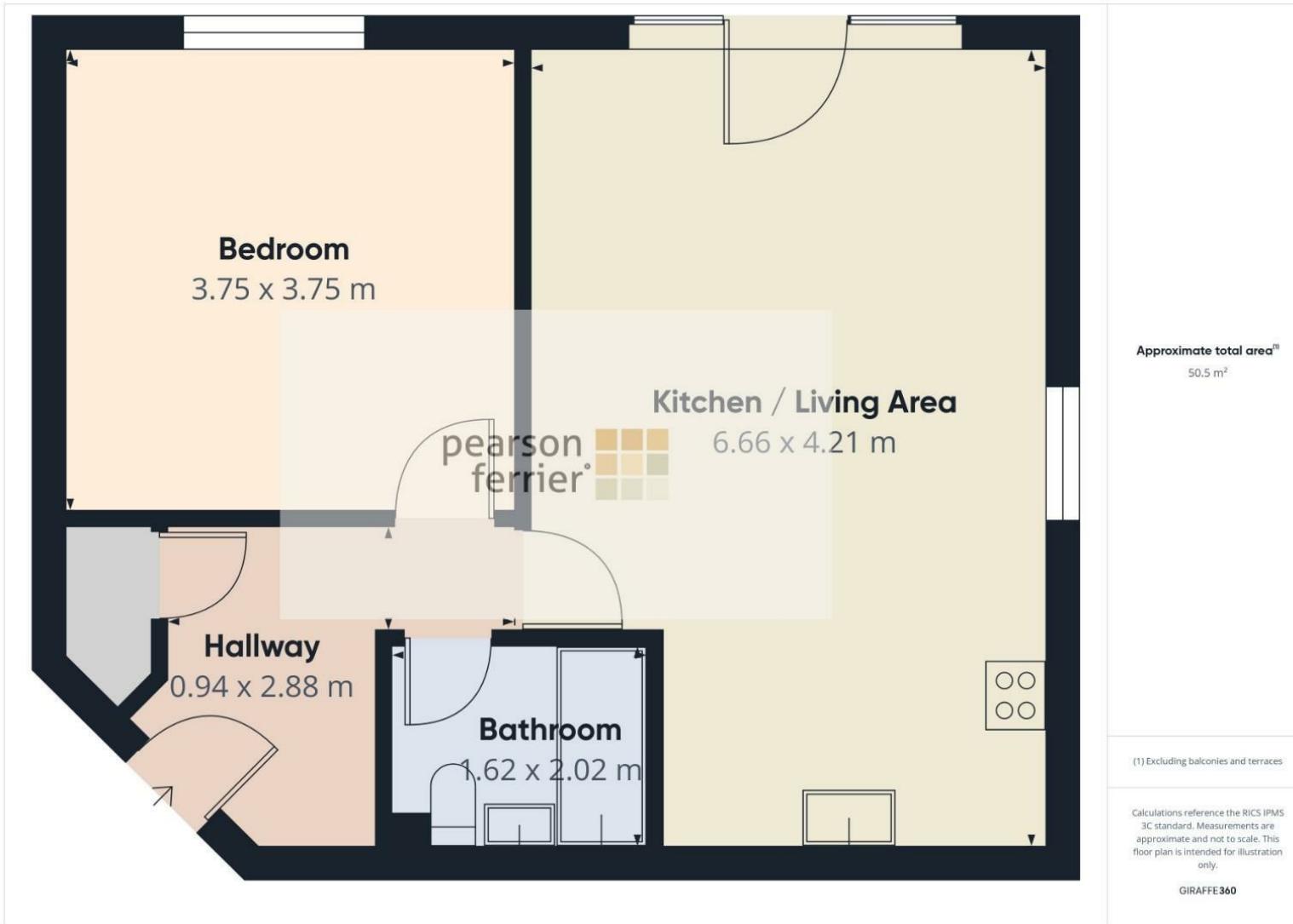
Ground Rent £75 per annum

Service charge - £58 per month

EPC - B







| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 84 | 85 |
| (81-91) B | | | |
| (70-80) C | | | |
| (55-69) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | B | C |
| (81-91) B | | C | D |
| (70-80) C | | D | E |
| (55-69) D | | E | F |
| (39-54) E | | F | G |
| (21-38) F | | G | H |
| (1-20) G | | H | I |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales EU Directive 2002/91/EC | | | |

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