



**27 WHARFSIDE PROSPECT TERRACE**  
Bury, BL8 1DE  
Offers In The Region Of £170,000

# 27 WHARFSIDE PROSPECT TERRACE

## Property at a glance

- DUPLEX APARTMENT
- TWO DOUBLE BEDROOMS
- IMMACULATE CONDITION THROUGHOUT
- ALLOCATED PARKING
- LIFT ASSISTED
- CAN BE SOLD PART FURNISHED
- SECURE ALLOCATED PARKING

Immaculately presented two double bedroom duplex apartment located the the prestigious Wharfside apartments just off Brandlesholme Road. The location offers excellent access and is within walking distance to Bury town centre, with local shops and schools being close by and the kirklees Nature trail being on your doorstep. The property is a true credit to the current owners and really neds to be viewed to appreciate the internal condition, the owners are also prepared to leave the property part furnished if needed. In brief the property comprises of: Entrance hall, two bedrooms and family bathroom. To the first floor is open plan lounge/dining/kitchen with French style doors leading to the balcony. The property also benefits from allocated secure parking and the block is also serviced by 2 lifts to all floors and would ideally suite a first time buyer of those looking to downsize.

Tenure - Leasehold - 250 years from and including 1

January 2015

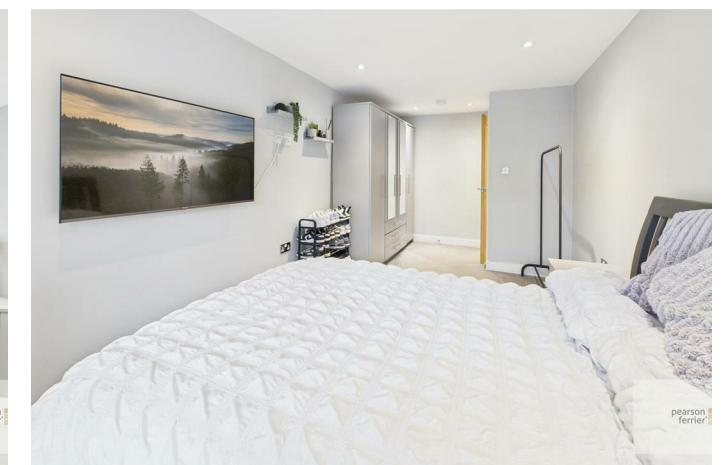
Ground Rent £140 per annum

Service Charge £141.46

EPC-C

Council Tax Band - A







Approximate total area<sup>(1)</sup>  
63.7 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency 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			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales 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) A		
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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