

77 MAZARIN HOUSE 16 ST JOHNS GARDENS
Bury, BL9 0NP
Offers Over £150,000

16 ST JOHNS GARDENS

Property at a glance

- TOP FLOOR APARTMENT WITH LIFT ACCESS
- TOWN CENTRE LOCATION
- TWO GENEROUSLY SIZED BEDROOMS
- SOUTH FACING BALCONY
- ALLOCATED PARKING SPACE
- EASY TRANSPORTATION ACCESS
- SPECTACULAR VIEWS
- NO ONWARD CHAIN

Located on the top floor of Mazarin House, this purpose built apartment sits in the heart of the well acclaimed 'The Rock' development in the centre of Bury, with shops, bars and restaurants being literally on your doorstep and with the Metrolink network being only a short walk and junction 2 M66 being only a short drive. In brief the property comprises of Entrance hall with utility off, open plan living accommodation, with balcony off overlooking the Rock, two double bedrooms and family bathroom. The property benefits from allocated parking and if offered for sale with no onward chain and is an ideal first time buy and buy to let investment.

The property is further complimented with lift access to all levels of the building, south facing balcony space and integrated kitchen appliances.

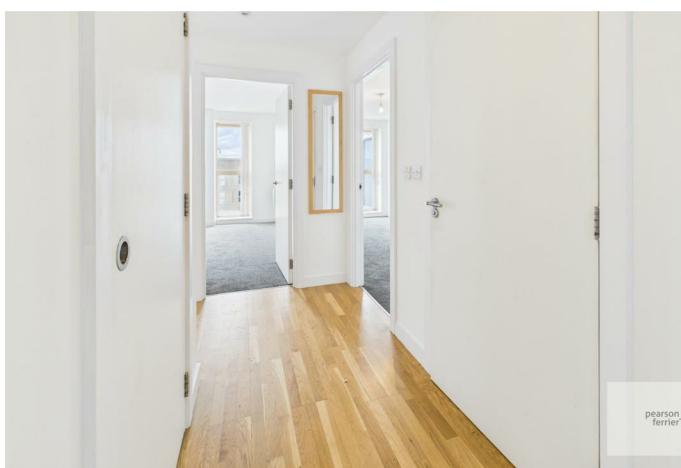
Tenure - Leasehold - 250 yrs from 16th June 2010

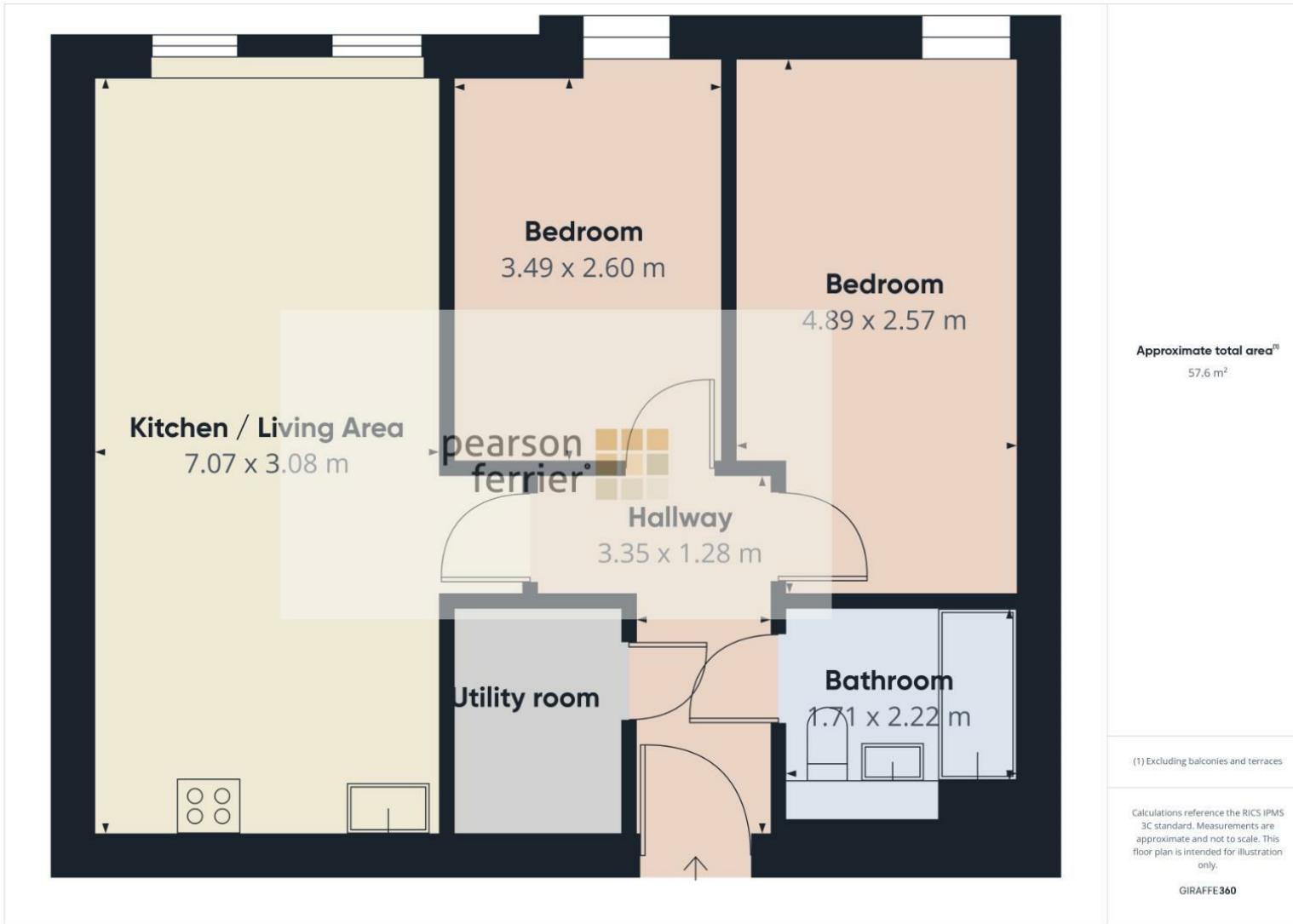
Service Charge - £167.89 per month

EPC Rating - C

Council Tax Banding - B







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

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