



pearson
ferrier®



THE FALKIRK WALDMERS WOOD, MILL ROAD
Bury, BL9 6RF
Prices From £202,000

WALDMERS WOOD, MILL ROAD

Property at a glance

- BRAND NEW APARTMENT CONSTRUCTED BY BARRATT HOMES
- CONVENIENT LOCATION YET ON THE FRINGE OF COUNTRYSIDE
- TWO BEDROOMS
- FULLY FITTED KITCHEN
- BATHROOM WITH THERMOSTATIC SHOWER
- GAS CENTRAL HEATING
- PARKING
- INCENTIVES AVAILABLE

Brand new apartment for sale on Mill Road, off Walmersely Old Road in Bury approximately 1.5 miles from the town centre, a similar distance to the motorway network and yet literally round the corner from open countryside. The property is newly constructed by Barratt Homes and offers all the latest specification expected from a high class and well known construction company. Prices are from £202,000 for the ground floor homes, however Barratts will offer certain incentives; kitchen packs to include built in fridge/freezer & dishwasher, and floor covering options. Internally the accommodation is very welcoming with spacious entrance hall, lounge, two bedrooms (on the upper floors the bedrooms will be both double sized), bathroom with thermostatic shower over the bath, and of course fitted kitchens. There is gas central heating and good sized storage cupboards. To the outside there are communal garden areas with designated on site parking.

Tenure - Leasehold (lease terms of 999 years from Dec 25)

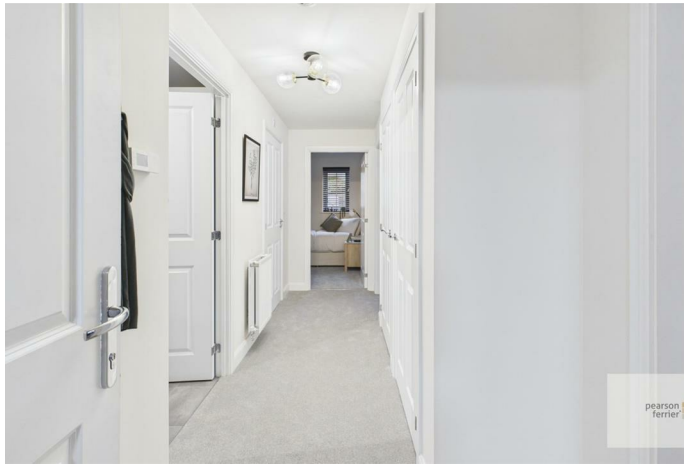
Management Charge - £142.55 Per Calendar Month

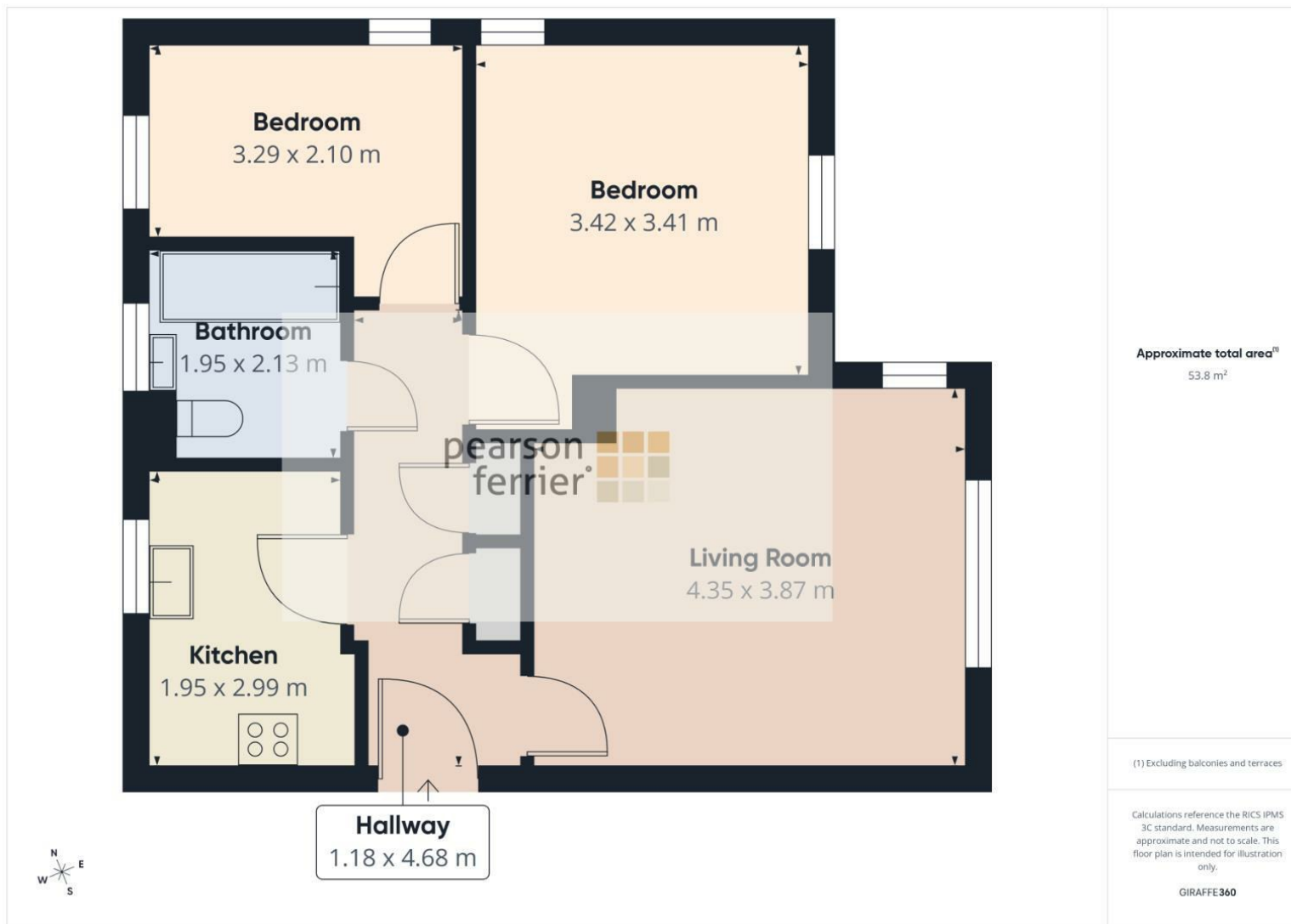
Estate Charge - £18.58 Per Month

Council Tax Banding - tbc

Energy Performance Rating - B







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	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		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

pearson
ferrier[®]

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.