pearson ferrier®

# 36 DERBY COURT
Bury, BL9 6WG
£112,500

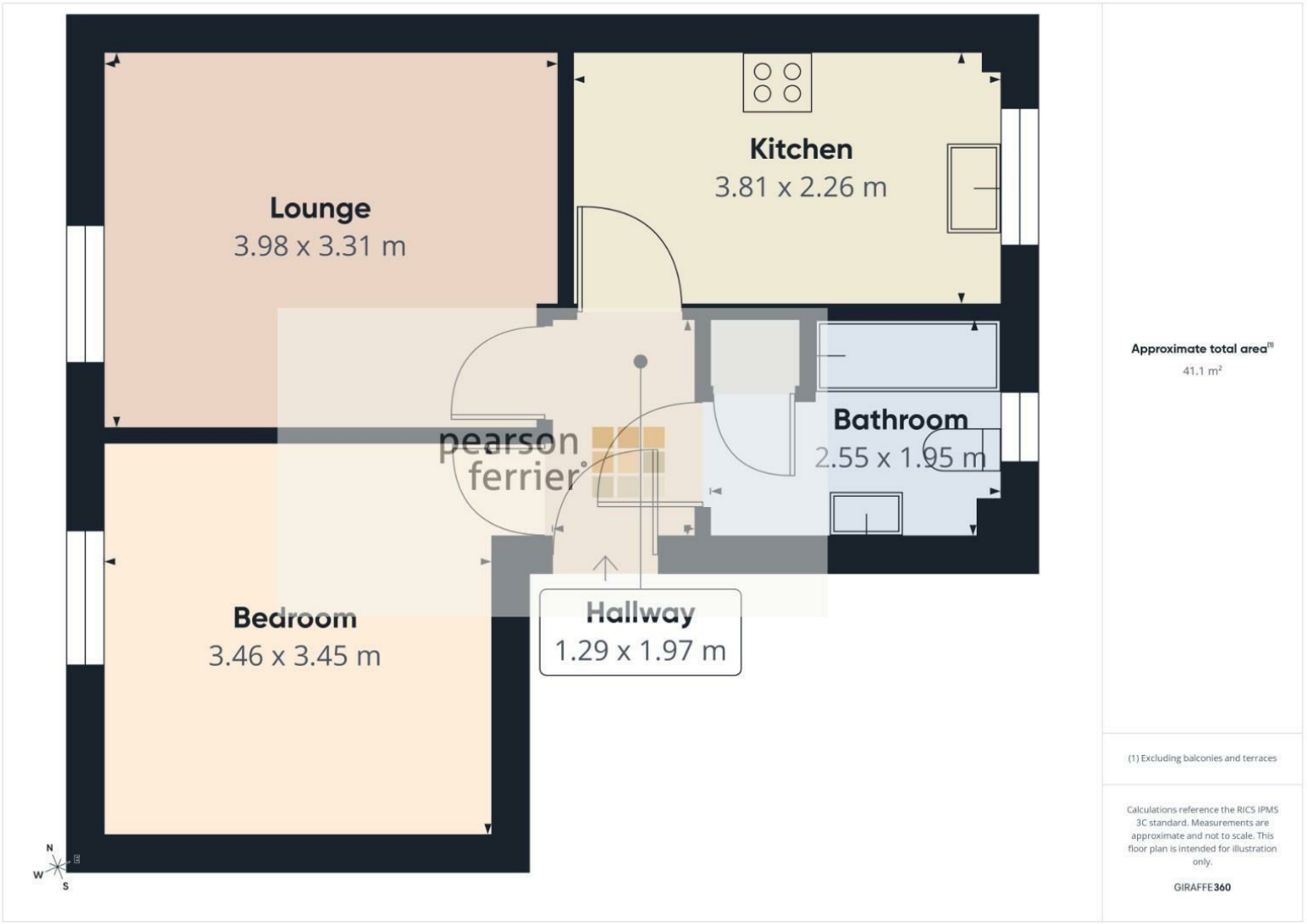
# 36 DERBY COURT

## Property at a glance

- FIRST FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- ONE BEDROOM (WITH FITTED FURNITURE)
- KITCHEN WITH RANGE OF APPLIANCES
- BATHROOM WITH BATH AND SHOWER OVER
- ELECTRIC HEATING
- COMMUNAL GARDENS
- DESIGNATED PARKING
- EASY ACCESS TO BURY CENTRE

A first floor one bedroom apartment within Derby Court, just off Walmersley Road in Bury within half a mile of Bury town centre and just literally round the corner from Clarence Park. The property is being offered for sale with no onward chain and whilst more or less original is presented in first class order throughout. The property overlooks the garden areas to the front and is across the road from a handy convenience store. With electric Dimplex heaters and upvc double glazing and remotely operated door entry, the accommodation briefly comprises: communal entrance hall, stairs to landing, inner hall, lounge with living flame electric fire, kitchen with a range of built in appliances, bedroom with fitted furniture and three piece bathroom with shower over the bath. To the outside there are communal gardens and designated parking.

Council Tax Band - A
EPC - tba
Tenure - Leasehold 155 years from 2006
Ground Rent £120 per year
Management charge £137.93 per month (paid quarterly)




Approximate total area[1]

41.1 m²

(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.

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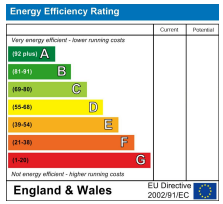


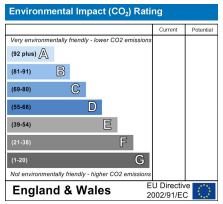


Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

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