



pearson
ferrier®



9 VICTORIA COURT
Bury, BL8 3GY
£165,000

9 VICTORIA COURT

Property at a glance

- FIRST FLOOR APARTMENT CLOSE TO TOTTINGTON CENTRE
- IDEAL LOCK AND LEAVE
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- KITCHEN WITH APPLIANCES
- COMBINATION GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- COMMUNAL GARDENS TO THE REAR
- ALL FLOORS SERVED BY A LIFT

A first floor apartment within this purpose built block very close to the centre of Tottington Village and with private on site parking with remotely operated gates. The apartment will appeal to a broad range of buyers and is served by a lift as well as the communal staircase and with it being on the first floor offers secure private living. Being offered for sale with no onward chain, the accommodation briefly comprises: communal entrance hall with lift or stairs to the first floor landing, inner hall, lounge, two double bedrooms, dining kitchen and three piece bathroom with shower. The property does have upvc double glazing and combination gas central heating. To the outside there are communal gardens to the rear with extensive lawns and of course on site parking.

Tenure - Leasehold (Residue of 999 years remaining from 2002)

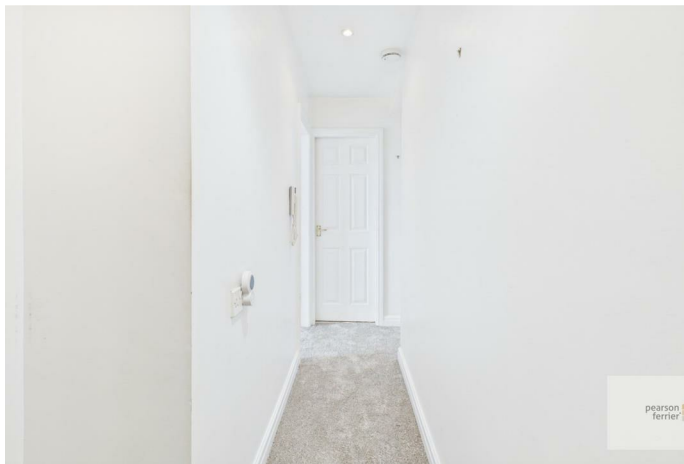
Ground Rent - £100pa

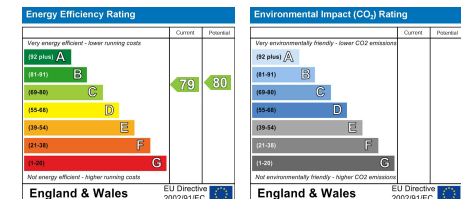
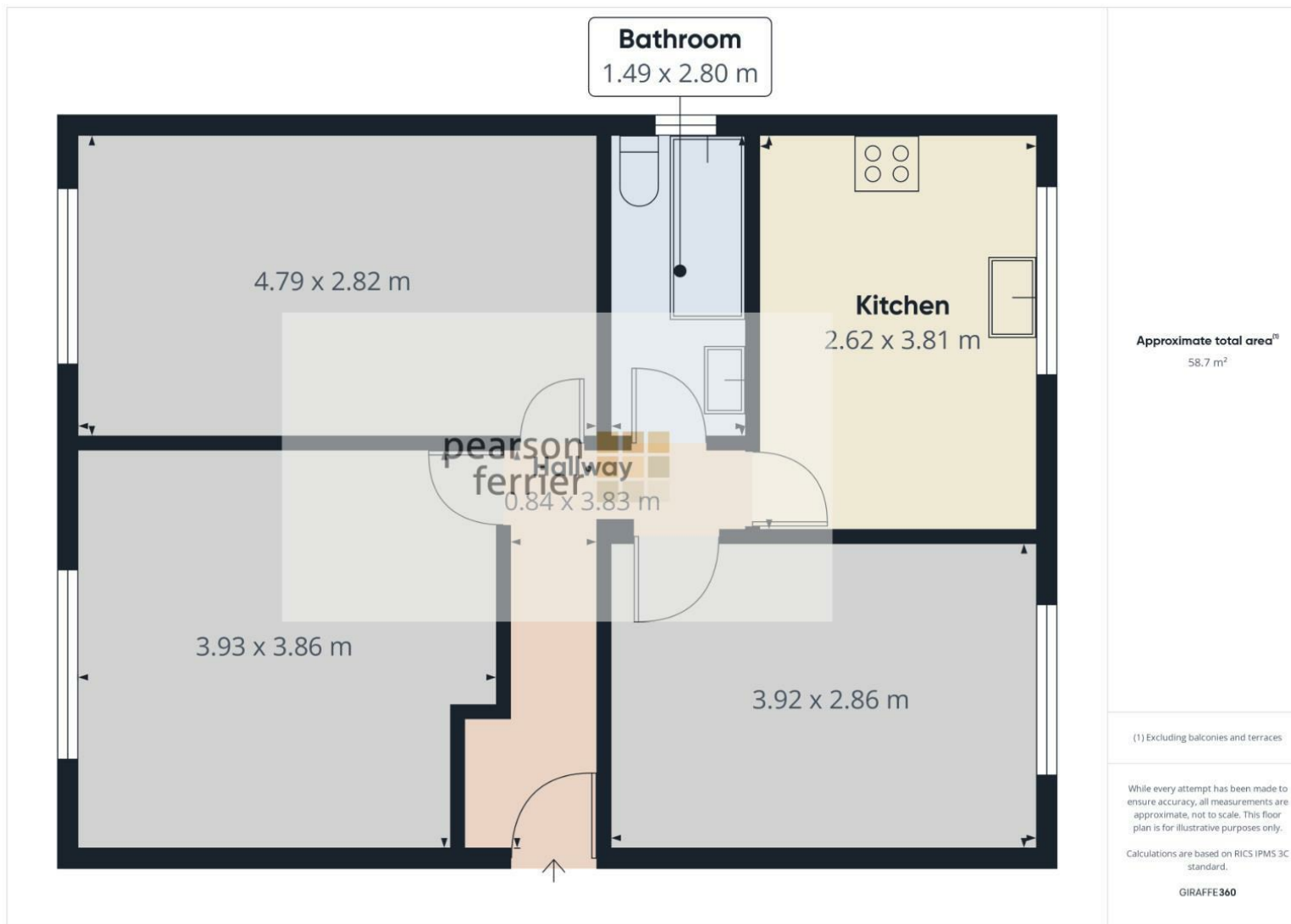
Service Charge - £60pcm

Council Tax Banding - A

EPC Rating - C







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

www.pearsonferrier.co.uk



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.