

pearson  
ferrier®



77 MAZARIN HOUSE 16 ST JOHNS GARDENS  
Bury, BL9 0NP  
£160,000



# 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 is 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 - £202.43per month

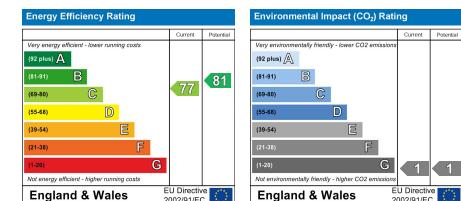
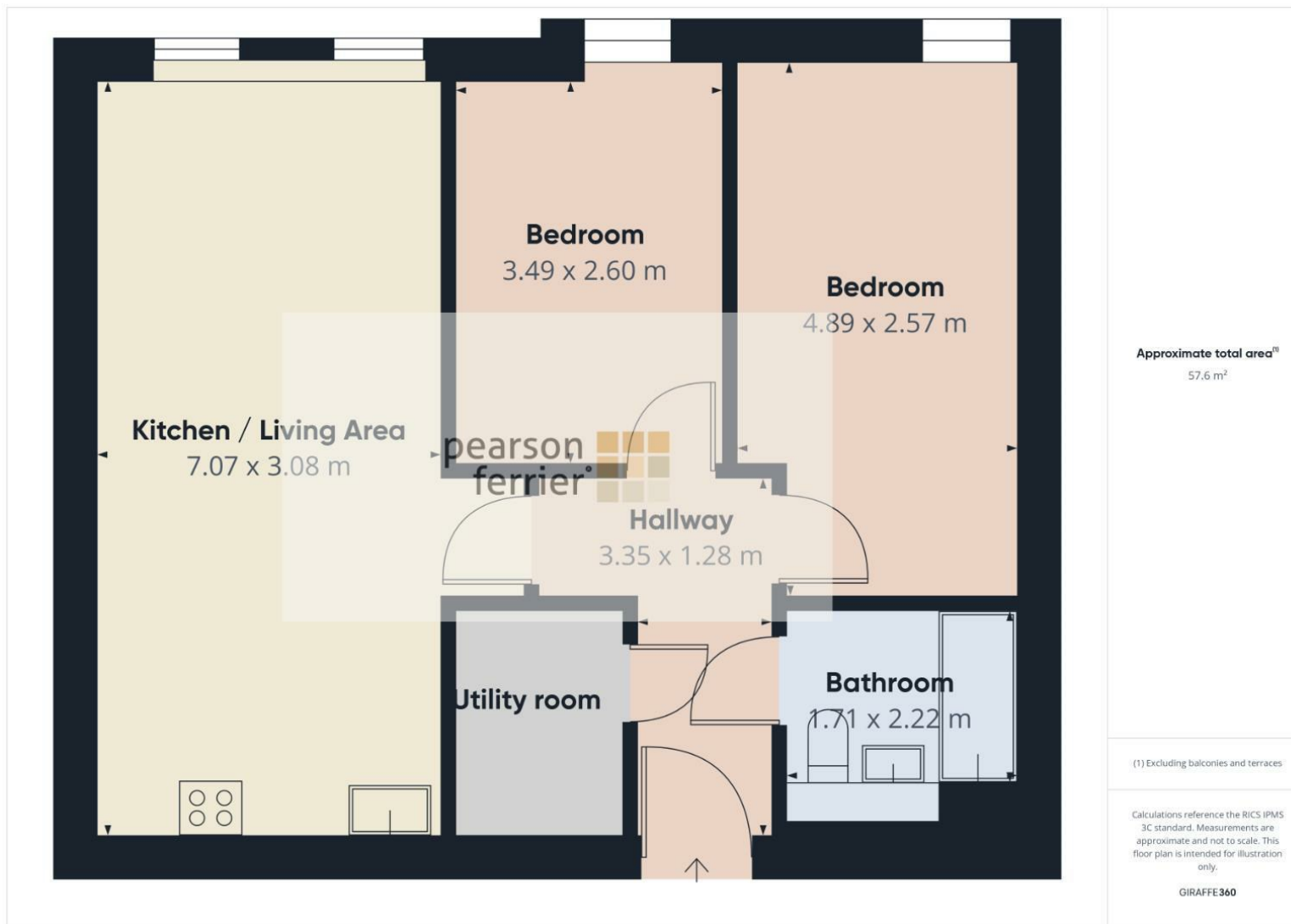
EPC Rating - C

Council Tax Banding - B









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

[www.pearsonferrier.co.uk](http://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.