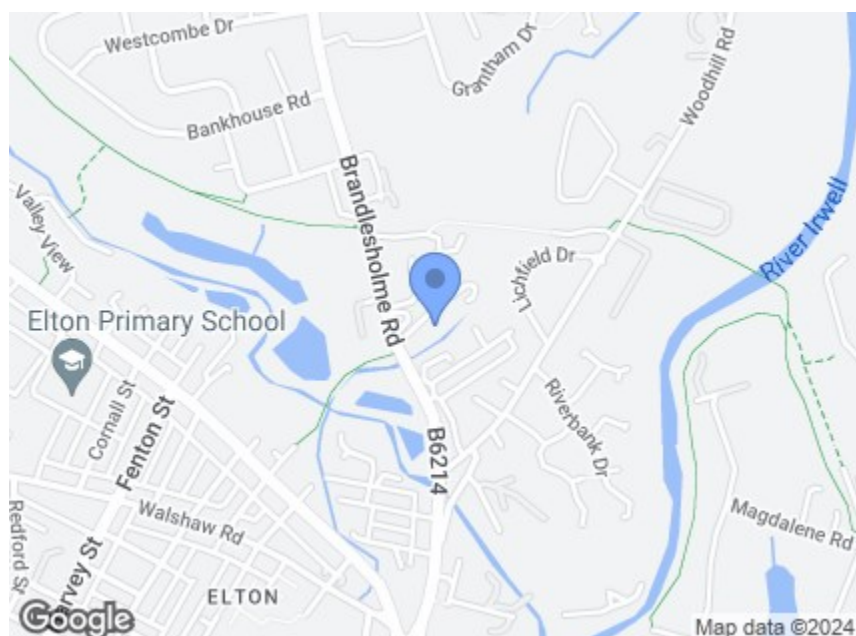


Total area: approx. 95.0 sq. metres (1022.7 sq. feet)



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	81		
	61		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



CHARLES LOUIS
HOMES LIMITED

Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



Wharfside Apartments Prospect Terrace
, Bury, BL8 1DE

£950 Per month



- Spacious & Modern Apartment over 2 Floors
- Secure Entry & Attractive Communal Areas
- Kitchen Area with All Appliances Provided
- Two Parking Spaces Allocated Underground
- Set Within a Converted Mill Close to Bury Centre
- Open Plan Living Space With Full Width Balcony
- Two Double Bedrooms, Stylish Bathroom
- Viewing Essential To appreciate Size & Layout

Wharfside Apartments Prospect Terrace , Bury, BL8 1DE

SPACIOUS & WELL PRESENTED** MODERN APARTMENT WITH BALCONY & OPEN PLAN LIVING** TWO BEDROOMS** PARKING SPACE PLUS VISITOR PARKING** AVAILABLE LATE APRIL** Charles Louis Lettings are delighted to offer this attractive apartment set over two floors within a quiet development in a converted mill close to the centre of Bury. With secure entry at ground level, the communal hall and landing are well presented and modern, giving access to the apartment which is situated on the first floor. Internally the apartment comprises to its ground floor; two double bedrooms, bathroom and a storage cupboard, with stairs ascending to the open plan living space made up of lounge, dining and kitchen areas and doors opening out onto the wide balcony with far reaching views. The property benefits from having electric heating, uPVC doubling glazing and two car parking. Viewing is essential to appreciate its size, location and layout.

Communal Hall

Enter through secure doors into an attractive and well maintained communal hall, with stairs ascending to the first floor and Apartment 42;



Entrance Hall

Entrance door opens into hallway with wood effect flooring, spotlights, power points and storage cupboards, stairs ascending to the first floor.



Master Bedroom

17'4 x 8'8 (5.28m x 2.64m)

With a floor to ceiling UPVC window, electrical heater, power points and spotlights.



Bedroom Two

16'8 x 7'2 (5.08m x 2.18m)

With a floor to ceiling UPVC window, electric wall heater, Power Points with spotlights.



Bathroom

7'9 x 5'5 (2.36m x 1.65m)

Partly tiled with tile effect flooring, heated towel rail, spotlights, extractor fan and three piece bathroom suite comprising, panel enclosed bath with power shower over screen, low flush WC, hand wash basin with vanity unit.



Open plan living space

22 x 16'4 (6.71m x 4.98m)



Lounge Area

Open plan living space, wall to wall windows with French doors opening on to the balcony, two electrical heaters, TV point, telephone point, Power points and spotlights.



Kitchen Area

With wood effect flooring, Power Points, a range of wall and base units with contrasting work surfaces with under lighting, inset sink and drainer unit, electric hob with extractor hood, free standing washing machine and fridge/freezer to be included,



Underground Parking

With one space allocated to apartment 42, and visitor spaces available, the parking is located underground beneath the complex.

Additional Info

Council Tax Ban B
EPC Rated D

Council Tax Band B