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CHARLES LOUIS

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Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Chapel Court Wesley Street

Tottington, Bury, BL8 3SD

£895 Per month



- Spacious & Beautifully Presented
- Small Development Converted 2004
- Bus Stop & Doctors Surgery on your Doorstep
- Secure Parking, Communal Gardens
- Second Floor Lift Served Apartment
- Ideal Position within Tottington Village
- Dining Kitchen With Fitted Appliances
- Unfurnished & Available 20th January

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Chapel Court Wesley Street Tottington, Bury, BL8 3SD

A beautifully presented, spacious and characterful second floor two bedroom apartment in this lift served school house conversion which was completed in 2004. Ideally situated close to the centre of Tottington Village, with doctors surgery and bus stop on its doorstep, this lovely apartment is ideal for mature or retired persons, or a professional couple.

Accessed via communal entrance hall with stairs and a lift to upper floors, the apartment itself can be found on the second floor and comprises in brief; entrance hallway, lounge, fitted dining kitchen with integrated appliances, two bedrooms (both with fitted wardrobes) and a bathroom with a double walk in shower units. To the outside there are communal gardens and an allocated parking space within the secure parking area beyond the development's electric gates.

Entrance Hall

With spotlighting, intercom system, loft hatch opening to a generous loft space, and cupboard housing water tank and providing additional storage.

Lounge

41'0" x 35'9" (12.5 x 10.9)

With dual aspect double glazed arch windows, electric wall radiator, tv point and power points.



Kitchen/ Dining Area

52'1" x 26'10" (15.9 x 8.2)

With a double glazed arch window, laminate wood effect flooring, electric wall radiator and ample power points. Kitchen area fitted with a range of wall and base units with contrasting work surfaces, inset 1.5 sink and drainer unit, built in electric oven, electric hob with extractor hood, integrated washing machine and fridge/ freezer, plus a free standing tumble dryer to remain.



Master Bedroom

41'4" x 30'10" (12.6 x 9.4)

With a double glazed arch window, fitted wardrobes, bedside units and matching drawers, electric wall radiator and power points.



Bedroom Two

28'6" x 24'11" (8.7 x 7.6)

With a double glazed arch window, fitted wardrobes, electric wall heater and power points.



Shower Room

23'11" x 17'8" (7.3 x 5.4)

Tile effect flooring, heated towel rail, shower point, extractor fan, walk in double shower unit with mains fed shower, low flush WC and hand wash basin with vanity unit.



Communal Gardens

Situated to the rear, communal gardens are well kept and available for all residents to enjoy.

Parking

Fob access to a secure parking area. The apartment comes with an allocated parking space.

