



**Apartment 8 17/19 Parsons Lane, Bury
BL9 0LY**

£925 PCM

Hyde Estates are pleased to present this two bedroom ground floor apartment to let in Bury town centre. Ideally situated close to The Rock, high street shops & restaurants. Complete with modern fitted kitchen and shower room the apartment features a subterranean garden and permitted parking on a first come first served basis. Offered unfurnished and available now.



Accommodation

This apartment features a private entrance to the rear of the building. Comprising; entry hall with laminate flooring which continues to the lounge, kitchen, and shower room. The modern kitchen offers a comprehensive range of wall and base mounted cupboards and is complimented with integral appliances to include oven, hob, extractor hood, fridge freezer, dish washer and washing machine. Both carpeted bedrooms feature ample space for a bed and bedroom furniture. Leading off the master bedroom is a subterranean garden. The shower room is fully tiled and comprises a walk in glass cubicle, WC, washbasin with under unit storage draw and vanity mirror.

Room Measurements

- Lounge: 13`8" x 7`6"
- Kitchen: 12`1" x 5`9"
- Bedroom 1: 12`6" x 10`4"
- Bedroom 2: 8`1" x 12`4"
- Bathroom: 7`2" x 4`11"

Subterranean Garden

Leading off the master bedroom is a subterranean garden with faux grass and sky light.

Parking

Parking permits available with off street parking to the rear of the block.

Additional Information

Includes uPVC double glazed windows, electric heating system and fitted window blinds.

Council Tax

Bury Council, Band A.

Viewings

All viewings to be arranged via Hyde Estates and Letting Agents 0161 773 4583



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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