



Tenure: Leasehold 125 years from 01/09/2004

Council Tax Band: C

EPC Rating: C

KIERS COURT, HORWICH

£129,950

- Two Bedrooms 1st Floor Apartment
- Beautiful Rural Approach in Arcon Village
- Grade II Listing with Original Features
- No Chain & Vacant Possession



Regency



Large Two Bedroom 1st Floor Apartment - Grade II Listed Building - Stunning Rural Location - No Chain & Vacant Possession This impressive two bedroom 1st floor apartment is located in an historic Grade II Listed Building which has been sympathetically converted into residential use, whilst still maintaining the industrial character of the building. The property is within the Arcon Village development which is positioned inside a picturesque Conservation Area surrounded by open fields, wooded areas, reservoirs and is located next to the West Pennine Moors. The home has been well looked after and is ready to move straight in ideal for any first time buyers, BTL investment (returning £750PCM) or as a lock up and leave for anyone looking for a UK with no maintenance. The property was completed in May 2005 and has been well maintained by the current owner. The apartment comprises of entrance hallway, open plan lounge/kitchen with a range of wall and base units with integrated appliances. There is a large master bedroom and another second double bedroom and a modern three piece bathroom suite. There is also the added benefit of covered allocated parking and is warmed by electric storage heaters and offers hardwood sash windows. These fantastic 2 bedroom apartments do not come around very often, situated in the very sought after location of Arcon Village with stunning views of the surrounding area. This front facing property must be viewed as soon as possible and will not be around for long.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND:
C**

**TENURE:
LEASEHOLD**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements