

St Clements Court, 159 Sandy Lane, Rochdale, Lancashire OL11 5DY
Price £80,000

A GREAT APARTMENT A SPACIOUS, one bedroom first floor Apartment situated across from Rochdale Football Ground.

The property comprises of a hallway, an open plan lounge and fitted kitchen, a double bedroom and a three piece bathroom suite with a shower over the bath. The apartment benefits from electric heating, uPVC double glazing, neutral decor, neutral flooring and a car parking space.

The property is in an ideal location as it is close to local amenities and a short drive to Norden and Rochdale Town centre. This property is currently let out and being sold with a sitting tenant.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.







Bedroom
10'2" x 12'1" (3.10m x 3.70m)

Bathroom
5'2" x 8'2" (1.60m x 2.50m)

Kitchen
6'10" x 8'2" (2.10m x 2.50m)

Lounge
11'1" x 15'5" (3.40m x 4.70m)

Disclaimer:
These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure:

Leasehold - 125 years from 2002 - To be confirmed by the Vendor's Solicitors
Service Charges - £60 PCM
Ground Rent - £175 PA

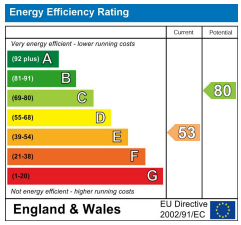
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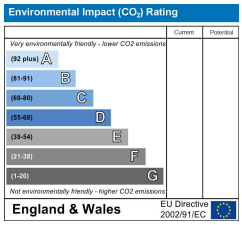
Vacant possession upon completion or with a sitting Tenant

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Important Information for Successful Buyers
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £80 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.









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