



## Apt 42 Biwater House

Heywood | OL10 2AE

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## Overview

- Second Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge / Dining
- Fitted Kitchen
- Three-Piece Bathroom
- Allocated Parking
- Popular Development
- Convenient Location
- Investment Opportunity
- Ideal For Investors
- Gross Annual Income £8340



## Second Floor Two Bedroom Apartment Within Popular Development

This second-floor apartment is located within walking distance of local amenities including cafes, pubs, bars and restaurants. The apartment is conveniently situated for easy access into Rochdale and Bury town centres whilst also a short drive from the motorway network.



The apartment offers spacious living accommodation briefly comprising of an entrance hall, large lounge / dining area open plan to a fitted kitchen, two double bedrooms and a three-piece bathroom. The apartment benefits from having upvc double glazing throughout and an electric heating system.

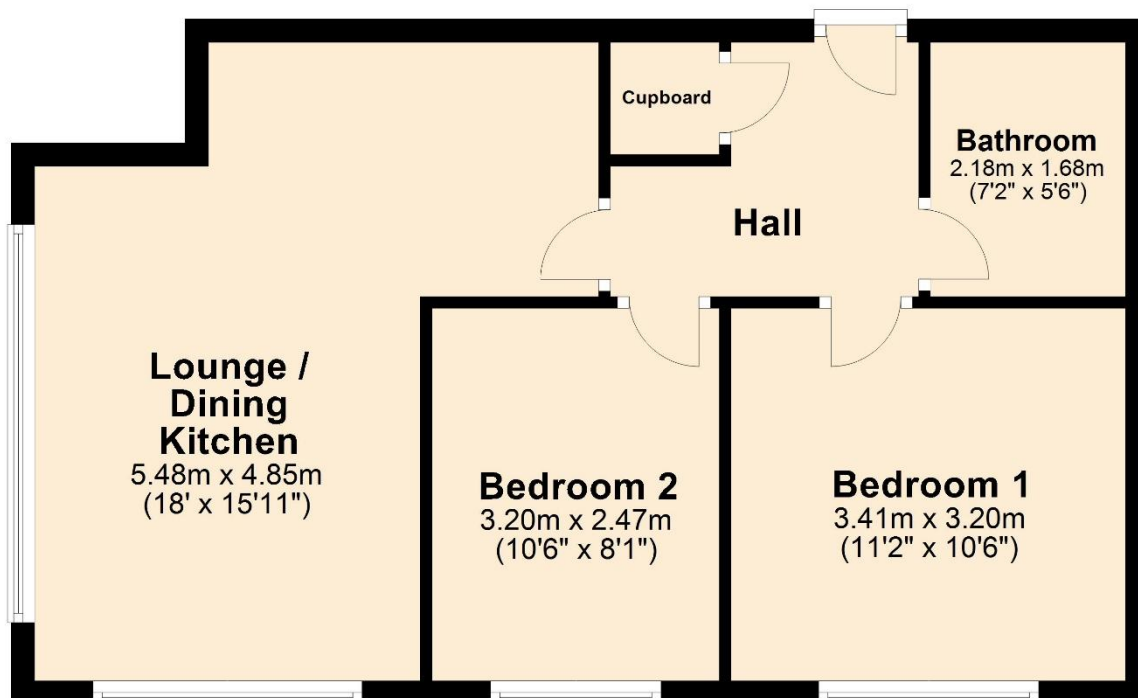
The apartment comes with allocated parking & additional visitor parking.



Gross annual income of £8340 let on an assured shorthold tenancy with the potential to increase!

## Second Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



Total area: approx. 49.9 sq. metres (536.8 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.

4 Smith Street, Rochdale  
Lancashire, OL16 1TU

Tel: 01706 356633

Email: [enquiries@reside.agency](mailto:enquiries@reside.agency)

[www.reside.agency](http://www.reside.agency)

"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".