



## 19 Broadview Court

Burnedge | OL16 4AH

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## Overview

- Penthouse Apartment
- Two Double Bedrooms
- Large Lounge / Dining Area
- Three-Piece Bathroom
- Communal Gardens
- Allocated & Visitor Parking
- Lift Access
- Well Presented Throughout
- Sought-After Development
- Available Immediately
- Close To Amenities



## Second Floor Apartment Located In A Convenient Location

A delightful second floor apartment situated in a convenient location with access to motorway network and excellent local amenities including Kingsway retail park and Morrison's supermarket.





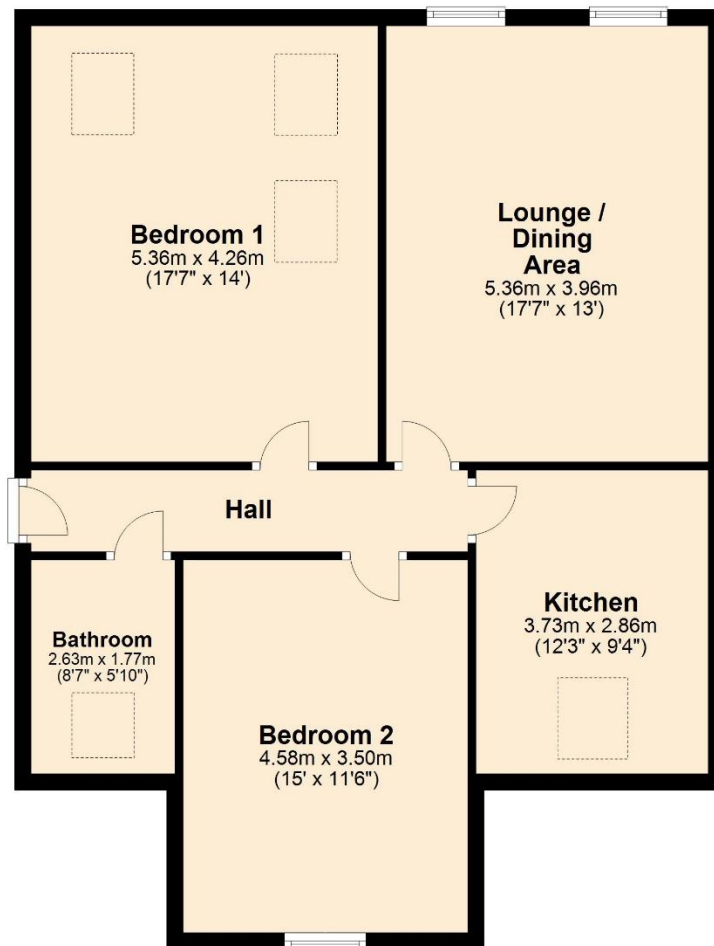
Internally, the property briefly comprises of an entrance hall, fitted kitchen, spacious lounge/dining area, two double bedrooms, and a modern four-piece bathroom. The apartment is well presented throughout, as well as having well maintained communal area which are covered as part of the development's management/service charge. There is also a communal lift within the development with this being located opposite the apartment entrance.



Externally, the property has allocated parking with additional visitor parking. There is also communal gardens to the rear.

## Second Floor

Approx. 83.3 sq. metres (896.7 sq. feet)



Total area: approx. 83.3 sq. metres (896.7 sq. feet)

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Plan produced using PlanUp.

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"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".