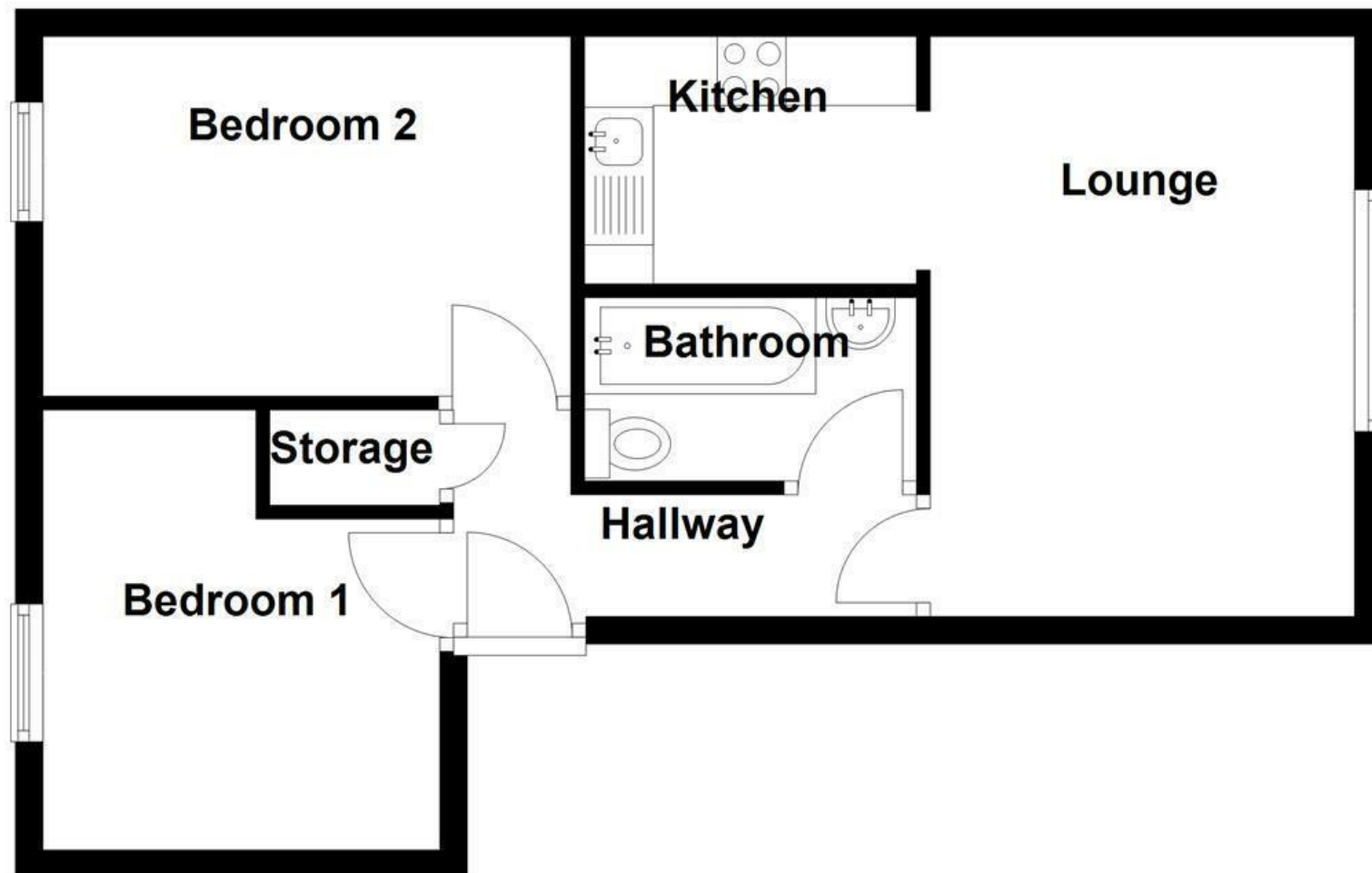


## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Village Court, Rochdale, OL12 8RH

### £100,000

This beautifully presented two-bedroom flat offers modern decor throughout and is perfect for those looking for a stylish and comfortable living space. The property boasts a spacious reception room, ideal for both relaxing and entertaining, while the contemporary kitchen is fully equipped with modern appliances, making it a joy to cook and dine in.

Both bedrooms are generously sized, offering plenty of natural light and ample storage space. Outside, residents will benefit from an allocated private parking space, ensuring convenience and security. Additionally, the communal garden area provides a tranquil setting to unwind and enjoy the outdoors.

Situated in a desirable location, this flat is perfect for those seeking a modern home with excellent amenities and a peaceful environment.



Village Court, Rochdale, OL12 8RH  
£100,000

2 1 1 C

- Council Tax Band - A
- Allocated Private Parking
- EPC Rating C
- Two Bedrooms
- Tenure - Leasehold

**Lounge**  
13'9" x 10'2" (4.2m x 3.1m )

**Kitchen**  
7'10" x 5'10" (2.4m x 1.8m )

**Bathroom**  
7'10" x 4'3" (2.4m x 1.3m )

**Bedroom One**  
11'1" x 11'5" (3.4m x 3.5m )

**Bedroom Two**  
11'5" x 5'10" (3.5m x 1.8m )

