

Pegasus Court, Rochdale OL11 4EA

Asking Price £135,000



ADAMSONS BARTON KENDAL are pleased to offer for sale this two bedroom apartment situated on the first floor of a popular over 55s development in Oakenrod. The property offers spacious accommodation, ideal for those wanting secure and quiet retirement living. Briefly comprising of an entrance hallway, lounge with balcony, fitted kitchen, two bedrooms and a shower room.

The property also benefits from one of the 12 garages on site. The development boasts excellent communal facilities including a lounge, laundry room, conservatory, library and well maintained gardens. In addition to this, there is also a lift allowing ease of access to the upper floors. There is also an on-site reception on hand to assist with any queries that residents may have.

Viewing Strongly Recommended

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

First Floor Apartment

Hallway

Lounge - 4.44m x 3.58m (14'7" x 11'9")

Kitchen - 2.80m x 2.20m (9'2" x 7'3")

Bedroom One - 3.74m x 3.38m (12'3" x 11'1")

Bedroom Two - 3.34m x 2.20m (10'11" x 7'3")

Bathroom - 2.20m x 2.04m (7'3" x 6'8")

External

Externally, the property benefits from some wonderful communal gardens which are maintained on a regular basis. Bus stops are situated roughly 20m from the development allowing ease of access to both Rochdale and Bury.

Service Charge

Approximately £250pcm.

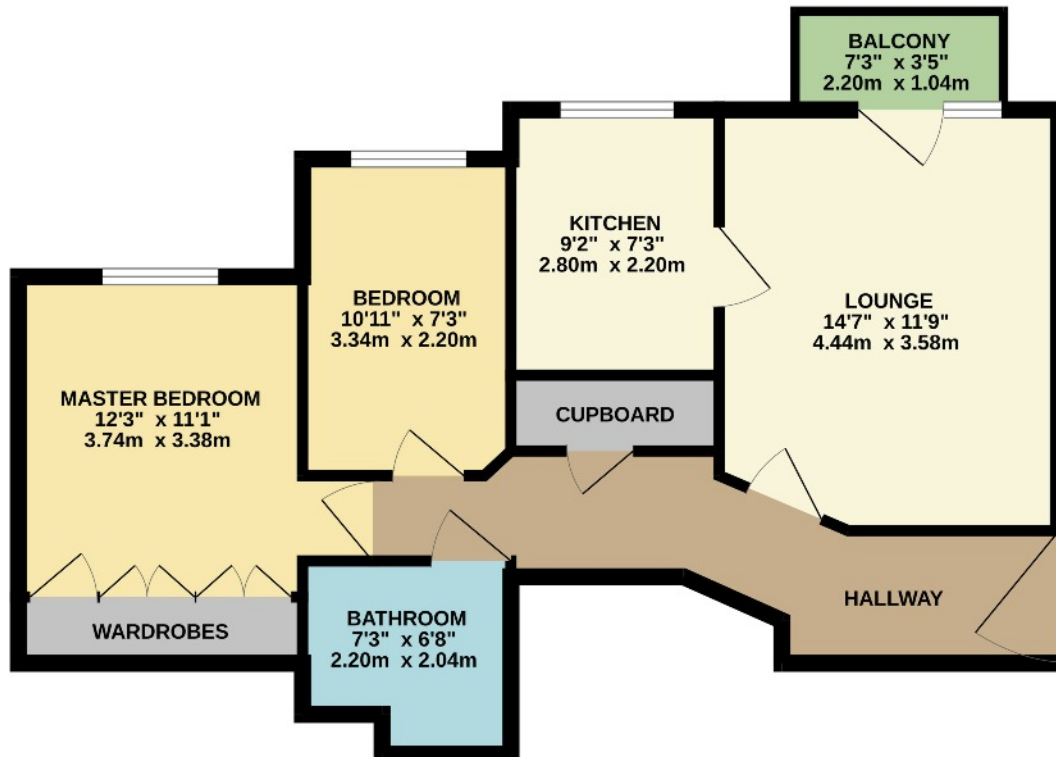


ADDITIONAL INFORMATION

Council Tax Band - E Energy Performance Cert - C74 Tenure - Leasehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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w - abkproperty.co.uk e - sales@abkproperty.co.uk

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