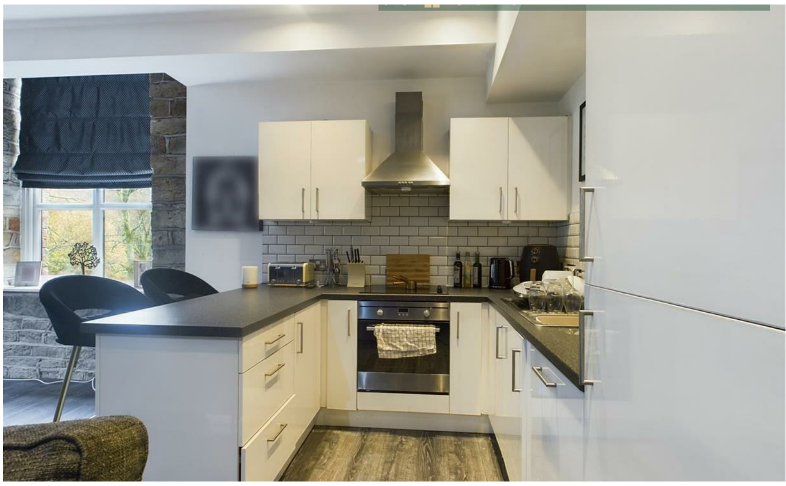
MCDERMOTT & CO

THE PROPERTY AGENTS



£274,950

37 Tamewater Court, Dobcross, Saddleworth, OL3 5GD

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Opportunity to acquire a delightful purpose built duplex apartment set in the sought after village of Dobcross within the popular and well regarded Saddleworth Parish . Offered with no vendor chain the spacious and modern apartment which is accessed via a private road and offers 2 allocated parking spaces, secure intercom communal entrance into communal hall with stairs off to first floor. Internally the property boasts entrance hall with stairs off, downstairs WC and under stairs storage cupboard, large open plan lounge, dining kitchen with 3 large windows providing a light and airy space, to the first floor are 2 good sized bedrooms both with en-suite shower rooms and sky light windows. Powered by electric heating and benefiting from double glazing throughout. With an array of local amenities on your doorstep and within easy reach of Greenfield train station, not to mention the wonderful countryside on your doorstep.

Communal Hallway
accessed via secure intercom entrance, stairs up to first floor.

Internal Hallway
7'7 x 6'10 (2.31m x 2.08m)
Laminate flooring, electric wall heater, neutral decor, under stairs storage cupboard, stairs off.

WC
3'8 x 4'6 (1.12m x 1.37m)
Modern two piece bathroom suite in white comprising vanity sink and toilet, partly tiled walls, tiled flooring.

Lounge/Kitchen/Dining
19'0 x 20'4 (5.79m x 6.20m)
Side and rear facing, laminate flooring, wall lights, electric fire, wall heaters, partly stone feature walls, spotlights.

Kitchen Area: range of fitted wall and base units in White finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, tiled splashback, integrated fridge freezer, integrated dishwasher, laminate flooring, spotlights, neutral decor.

Stairs
Stairs leading to both bedrooms, carpeted, neutral decor.

Bedroom One
11'9 x 11'3 (3.58m x 3.43m)
Carpeted, two velux window, built in wardrobes, neutral decor, door leading to en-suite shower room.

Shower Room
8'4 x 5'7 (2.54m x 1.70m)
Modern three piece bathroom suite in white comprising sink with tiled splashback and toilet, walk in shower enclosure, heated chrome towel rail, tiling in shower enclosure, tiled flooring, spotlights, neutral decor.

Bedroom Two
16'0 x 8'3 (4.88m x 2.51m)
Carpeted, velux window, neutral decor, door leading to en-suite shower room.

Shower Room
4'5 x 8'8 (1.35m x 2.64m)
Modern three piece bathroom suite in white comprising sink with tiled splashback and toilet, walk in corner shower enclosure, heated chrome towel rail, tiling in shower enclosure, tiled flooring, spotlights, neutral decor.

Externally
accessed via a private road into resident parking with 2 allocated parking spaces, surrounded by countryside. CCTV

Tenure
Our client's advise the property is Leasehold with a annual ground rent of £250

Service charge
Our client has confirmed the service charge is £90.42 per calendar month.

Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible for relief or an exemption
Rates for a single property
You pay SDLT at these rates if, after buying the property, it is the only residential property you own.

You will usually pay 5% on top of these rates if you own another residential property.

Rates from 1 April 2025
Property or lease premium or transfer value SDLT rate
Up to £125,000 Zero
The next £125,000 (the portion from £125,001 to £250,000) 2%
The next £675,000 (the portion from £250,001 to £925,000) 5%
The next £575,000 (the portion from £925,001 to £1.5 million) 10%
The remaining amount (the portion above £1.5 million) 12%
Example
In April 2025 you buy a house for £295,000. The SDLT you owe will be calculated as follows:
• 0% on the first £125,000 = £0
• 2% on the second £125,000 = £2,500
• 5% on the final £45,000 = £2,250
• total SDLT = £4,750

Directions