



**31 Warburton Court, High Street, Uppermill, Oldham, OL3 6FL**  
**£167,500**

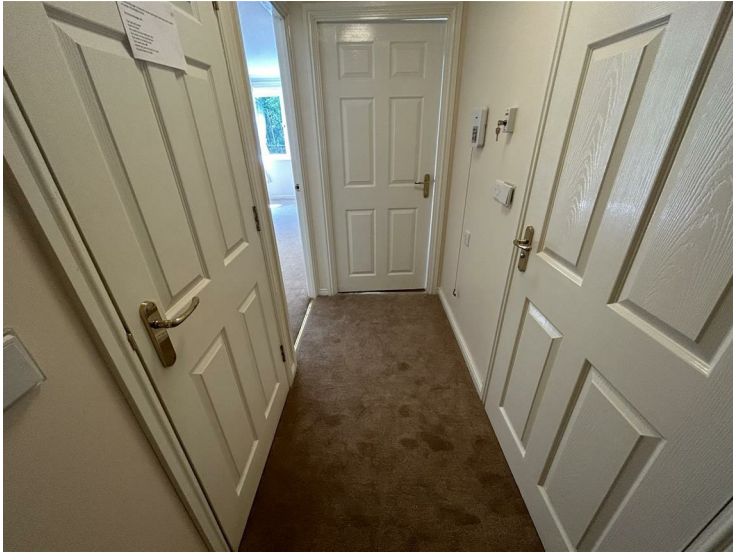
SECOND FLOOR APARTMENT | RESIDENTS LOUNGE & LAUNDRY ROOM | LIFT & STAIR ACCESS | OVER 60S | 1 BEDROOM | NO CHAIN | CLOSE TO UPPERMILL CENTRE | VIEWING ADVISED | The second floor apartment in Warburton Court comprises of an entrance hall, lounge, small kitchen with appliances, one bedroom and bathroom & WC. There is an allocated car parking space. Located within walking distance of the Centre of Uppermill.

## ACCOMMODATION

### GROUND FLOOR ENTRANCE

Lift or staircase access to the apartment.

### HALL



### KITCHEN

5'2 x 6'5 (1.57m x 1.96m)



Single drainer, stainless steel, sink unit. Electric hob, oven and microwave. A range of wall and base units.

### LOUNGE

9'10 x 16'8 (3.00m x 5.08m)



### BEDROOM ONE

9'1 x 13'3 (2.77m x 4.04m)



Fitted robes.

## **BATHROOM & WC**

5'2 x 6'5 (1.57m x 1.96m)



Three piece white suite, shower over the bath and shower screen, fully tiled.

### **EXTERNALLY**

Allocated parking.

### **SERVICE CHARGE**

We are informed that the annual service charge is £1782.00 a year. This includes maintenance of common parts, communal lounge and wash room, and buildings insurance. This information will be verified by solicitors.

### **SERVICES -**

Mains electric and water are installed.

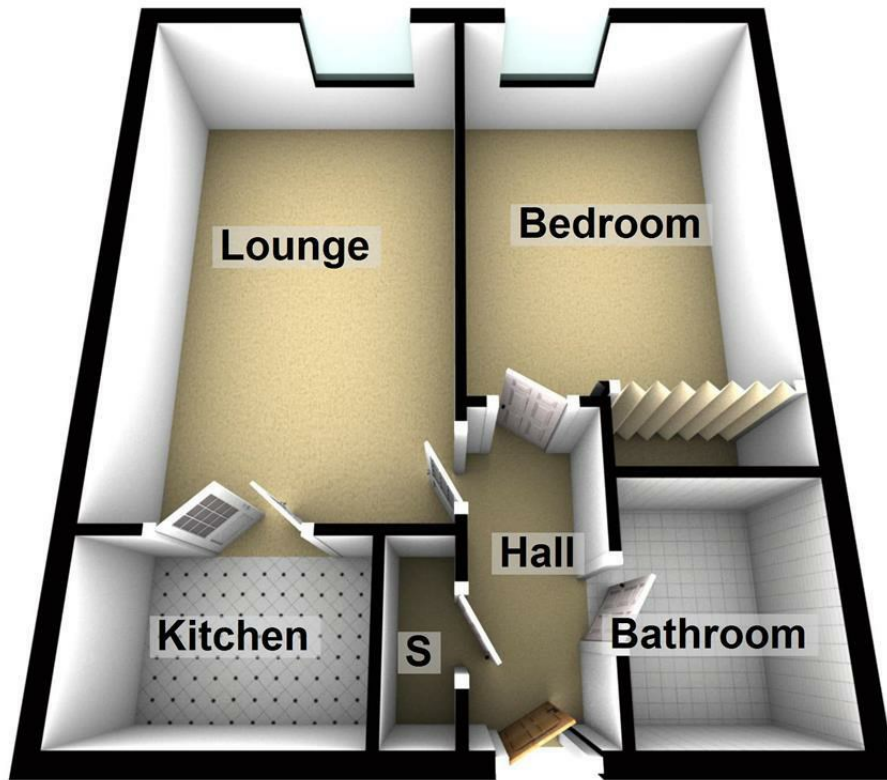
### **IMPORTANT NOTICE -**

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

### **DISCLAIMER -**

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.

## Second 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>		
(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	