



NPE

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For Sale

14 Ben Brierley Wharf, Failsworth - EPC: C £139,950



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Energy performance certificate (EPC)

14 Ben Brierley Wharf Failsworth MANCHESTER M35 9QY	Energy rating C	Valid until: 9 August 2031 Certificate number: 1002-2001-2122-1091-4893
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Property type

Top-floor flat

Total floor area

62 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****INVESTORS ONLY****APARTMENT BEING SOLD WITH SITTING TENANT****TENANT BEEN IN PROPERTY 10 YEARS PAYING £655 PCM****MODERN STYLE BUILT CIRCA 2006 BY BRYANT HOMES**** We offer for sale this modern style 2 bedroom 3rd floor apartment, situated in a very popular and convenient location, close to bus stops, shops and Metrolink station. The property is uPVC double glazed & has electric heaters and briefly comprises: Entrance hallway, 2 bedrooms, en suite shower room, 3 piece white bathroom, lounge, dining room and modern kitchen. Externally the property has communal gardens and one allocated parking space and the estate has a secure electric gated front with intercom system. Ideal for Investors/Landlords.

Entrance Hallway

Electric heater.

Bedroom 1

12'2 x 11'9 (3.71m x 3.58m)

Built in wardrobes. Electric heater.

En Suite

3 piece white shower suite. Part ceramic wall tiled. Heated towel rail. Extractor fan.

Bedroom 2

8'4 x 12'8 (2.54m x 3.86m)

Electric heater.

Bathroom

3 piece white suite. Part ceramic wall tiled. Heated towel rail. Extractor fan.

Lounge

10'0 x 12'2 (3.05m x 3.71m)

2 electric heaters. French doors with Juliette style balcony.

Dining Room

9'7 x 7'7 (2.92m x 2.31m)

Electric heater. French doors with Juliette style balcony.

Kitchen

9'4 x 7'7 (2.84m x 2.31m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Radiator. Integrated washer/dryer. Electric heater.

External

Communal gardens and one allocated parking space and the estate has a secure electric gated front with intercom system.

Tenure & Service Charge

We have been advised that this property is Leasehold on a 125 year lease with a ground rent of approx. £100 per annum. The Service charge is approx. £1100 per annum.

Warning Notice: NP Estates for themselves and the vendors, who's agents they are, give notice that these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic Tape' and therefore can only be an approximation. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement and no warranty is given by NP Estates, their employees, agents or the vendor. The property is offered subject to contract and may be withdrawn at any time.