



MCDERMOTT & CO

THE PROPERTY AGENTS



£160,000

73 Border Hill Mill, Mossley, OL5 9GD

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McDermott & Co are delighted to bring to the market for sale this beautifully presented two bedroom top floor apartment, Situated within the highly desirable Border Hill Mill development in Mossley, Set within a converted mill, the property retains original features while providing modern comforts throughout.

Internally briefly comprising a welcoming entrance hallway leading into a spacious lounge with space for a dining area. The modern fitted kitchen offers a range of integrated appliances and ample storage.

There are two well-proportioned bedrooms, including a generous principal bedroom, alongside a family bathroom.

Externally, the property benefits from allocated parking and well-maintained communal areas. The development is conveniently positioned for access to Mossley village amenities, transport links, and nearby countryside

Communal Entrance

Secure intercom entrance. Stairs lead off to all floors.

Entrance Hallway

3'6" x 15'5" (1.08 x 4.71)

Inviting hallway with wood flooring, electric heating and doors leading off to rooms.

Kitchen

6'2" x 9'10" (1.89 x 3.02)

Canal view kitchen with a range of wall and base units with complementary work tops, oven and over head extractor with tiled flooring.

Lounge / Dining

4.39 x 3.61 (1.22m.11.89m x 0.91m.18.59m)

Spacious lounge, carpeted with electric heater.

Bedroom 1

8'6" x 10'1" (2.60 x 3.08)

Double bedroom, carpeted with large fitted wardrobe and electric heater.

Bedroom 2

3.06 x 2.13 (0.91m.1.83m x 0.61m.3.96m)

Carpeted bedroom with electric heater and door leading to store cupboard.

Bathroom

1.87 x 1.83 (0.30m.26.52m x 0.30m.25.30m)

Fully tiled bathroom comprising of WC, basin and bath with shower head.

External

Externally the property benefits from canal views on both sides, communal gardens and allocated parking space.

Tenure

Leasehold with 134 years remaining.

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

