



**9 Old Village Court, New Street, Lees, Oldham, OL4 3LS**  
**£800 Per Calendar Month**

The apartment in Old Village Court, comprises of an entrance hall, lounge & kitchen, two bedrooms and bathroom & W.C. Off road parking in the car park at the rear. Available early April and ideal for a young couple. Email enquiries only.

BOND £800.00

Holding Fee £185.00

We are members of Client Money Protect - Membership Number CMP 002564

This office is part of an independent Redress Scheme with the Property Ombudsman.

## ACCOMMODATION

### HALL



Intercom system.

### LOUNGE & KITCHEN

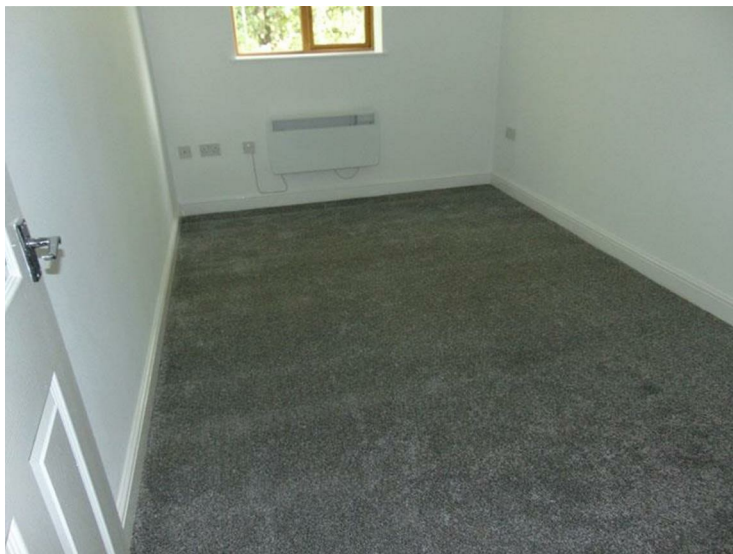
20'8" by 16'0" (6.30 by 4.89)



Single drainer stainless steel sink unit, electric hob, oven and canopy extractor, fridge freezer. Range of wall and base units with work tops.

### BEDROOM ONE

13'3" by 8'2" (4.04 by 2.50)



### BEDROOM TWO

6'9" by 11'1" (2.06 by 3.39)



### BATHROOM & W.C

7'6" by 6'7" (2.29 by 2.02)



Three piece white suite, shower over bath and shower screen, splash back tiling, tiled floor.

### EXTERNALLY

Parking at the rear.

### 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.

### SERVICES -

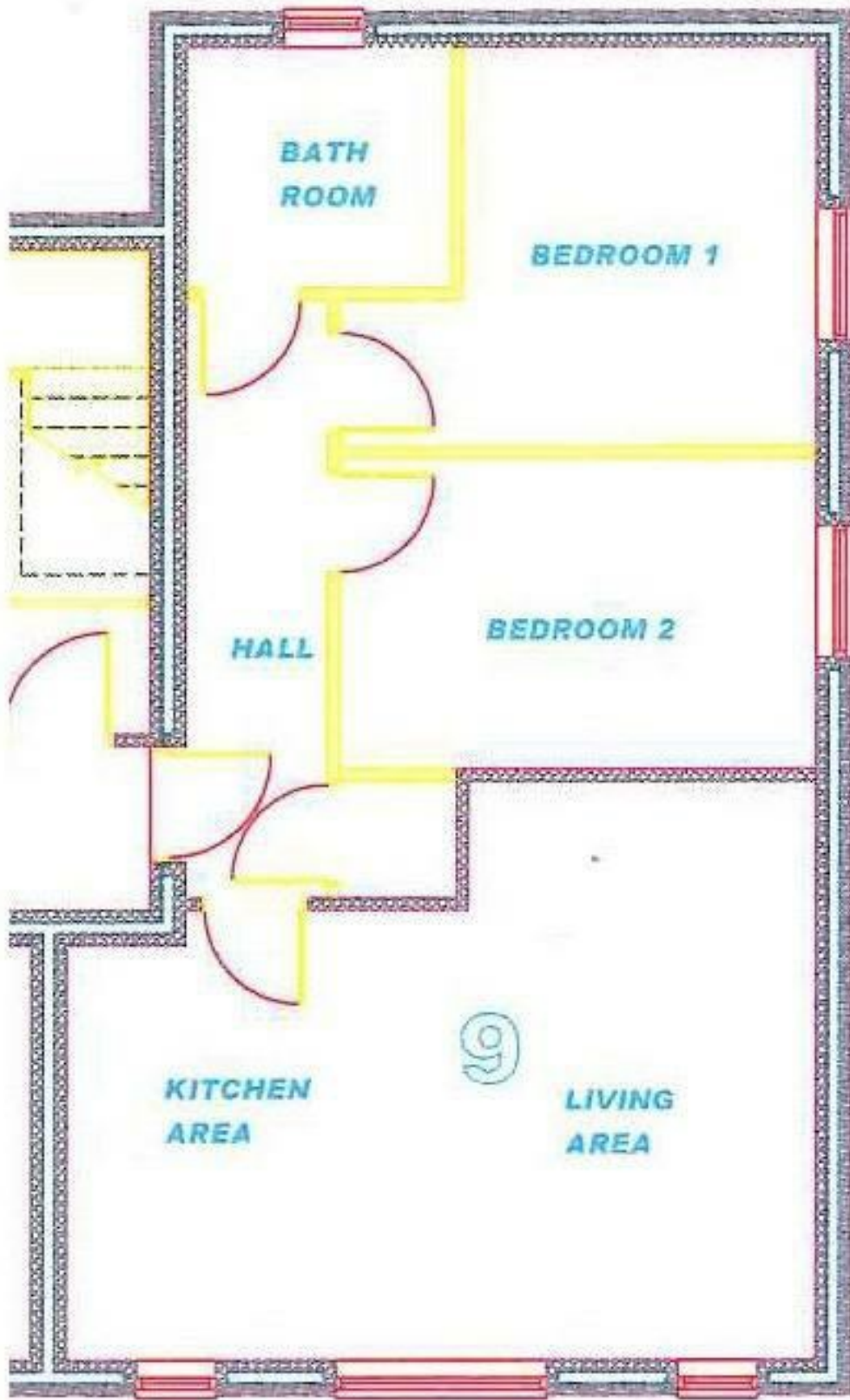
All main services are installed.

### 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.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		