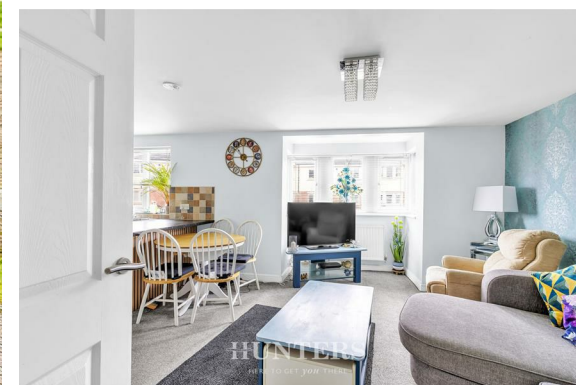




The Oaklands, Castleton, Rochdale OL11

- SOLD WITH TENANT IN SITU
- GATED DEVELOPMENT
 - GOOD CONDITION
 - EPC RATED C
- GROUND FLOOR APARTMENT
 - IDEAL FOR INVESTORS
 - ALLOCATED PARKING
 - COUNCIL TAX BAND B

Asking Price £105,000

HUNTERS®
HERE TO GET *you* THERE

PROPERTY SOLD WITH TENANT IN SITU. CALLING ALL INVESTORS to this charming flat located in The Oaklands, Fairway, Castleton, Rochdale. This delightful property offers a comfortable living space, perfect for investors.

Upon entering, you will find a well-proportioned reception room that serves as an inviting space for relaxation and entertainment. The room is filled with natural light, creating a warm and welcoming atmosphere.

The flat features two double bedrooms, providing ample space for rest and privacy. Each room is designed to be a tranquil retreat, ideal for unwinding after a long day.

Completing this lovely home is a well-appointed bathroom, designed for both convenience and comfort.

Situated in a desirable area of Castleton, this flat benefits from local amenities and transport links, making it an excellent choice for those who value accessibility and community.

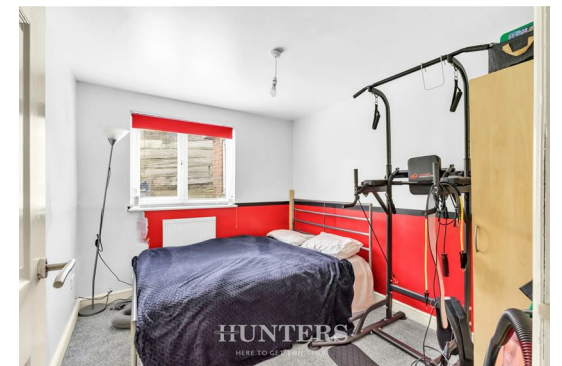
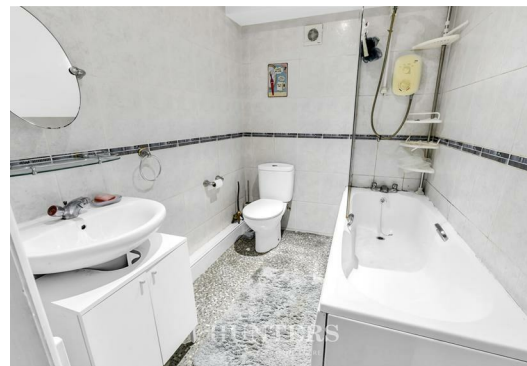
EPC Rated: C

Council Tax Band: B

Tenure: Leasehold

Lease: 980 year remaining

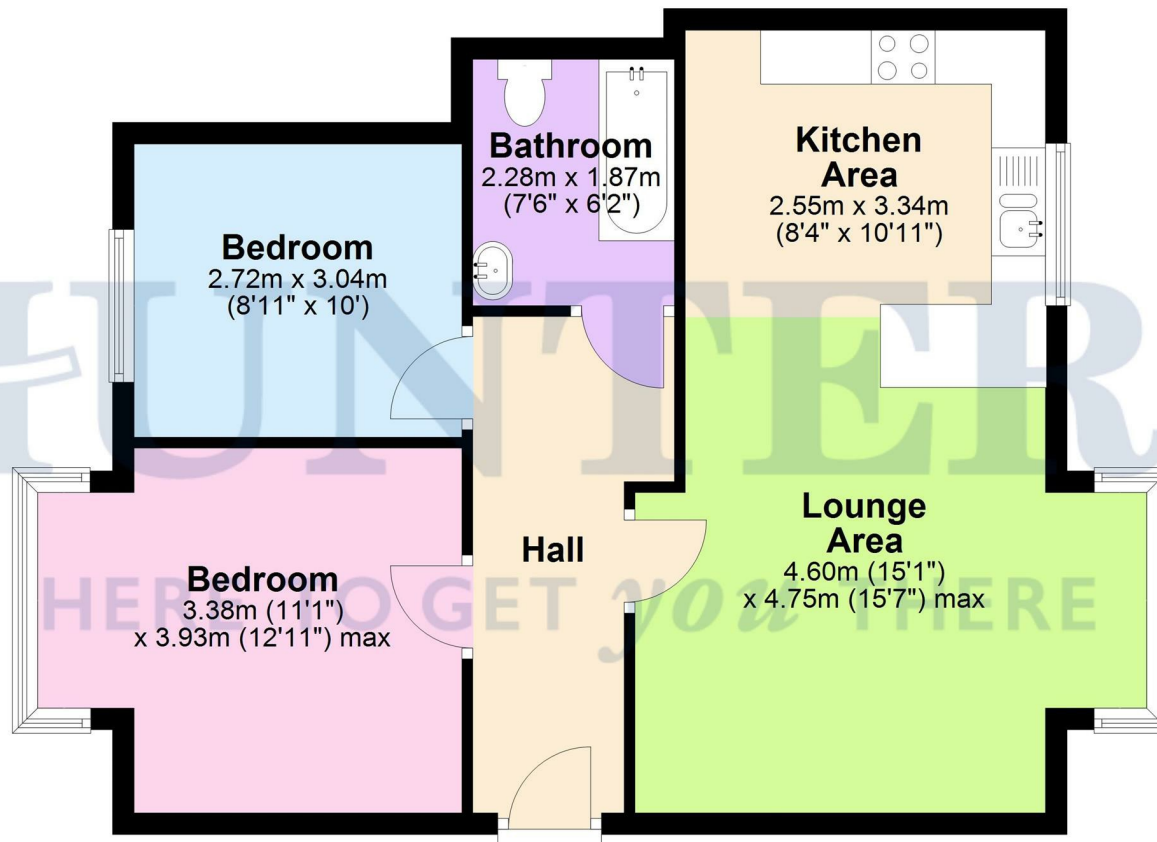
Ground rent/Service charge: £95.83 pcm





Ground Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Total area: approx. 41.6 sq. metres (447.7 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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