



Apartment 30 Badgers Rake, Oldham Road, Springhead, Oldham, OL4 5TY
£195,000

PENTHOUSE APARTMENT | LIFT ACCESS | TWO BEDROOMS | 2 BATH/SOWER ROOMS | NO CHAIN |
SPACIOUS THROUGHOUT | 2 PARKING SPACES | GATED ACCESS | FAR REACHING VIEWS TO REAR |

Situated in a very popular position, this top floor apartment has lift access and 2 access points. In brief the apartment comprises of an entrance hall, open plan lounge and kitchen, inner hall, bedroom one, en-suite shower room, bedroom two and a bathroom and WC. There are two generous bedrooms, heating is via electric heaters and windows are double glazed in pvc. There is considerable storage space available throughout the apartment.

Badgers Rake is situated on Oldham Road, Springhead providing easy access to the Saddleworth Villages, Lees Village Centre and the Metro Link. Viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL

OPEN PLAN LOUNGE & KITCHEN

17 x 33'10 (5.18m x 10.31m)



Single drainer, one and a half bowl, stainless steel, sink unit. Electric hob, oven and extractor. Integrated fridge and freezer. A range of wall and base units with worktops.

INNER HALL

BEDROOM ONE

16'10 x 25'8 (5.13m x 7.82m)



Considerable storage space in the eaves.

EN-SUITE SHOWER ROOM

7'1 x 6'9 (2.16m x 2.06m)



Shower cubicle, two piece white suite.

BEDROOM TWO

9'6 x 18'9 (2.90m x 5.72m)



Considerable storage space in the eaves.

BATHROOM & WC

6 x 9'6 (1.83m x 2.90m)



Three piece white suite.

EXTERNALLY



Two allocated car parking spaces.

SERVICE CHARGE

£1887.24 a year. Covers Buildings Insurance and maintenance of common parts. No pets allowed.

SERVICES -

The apartment is all electric. All other services in.

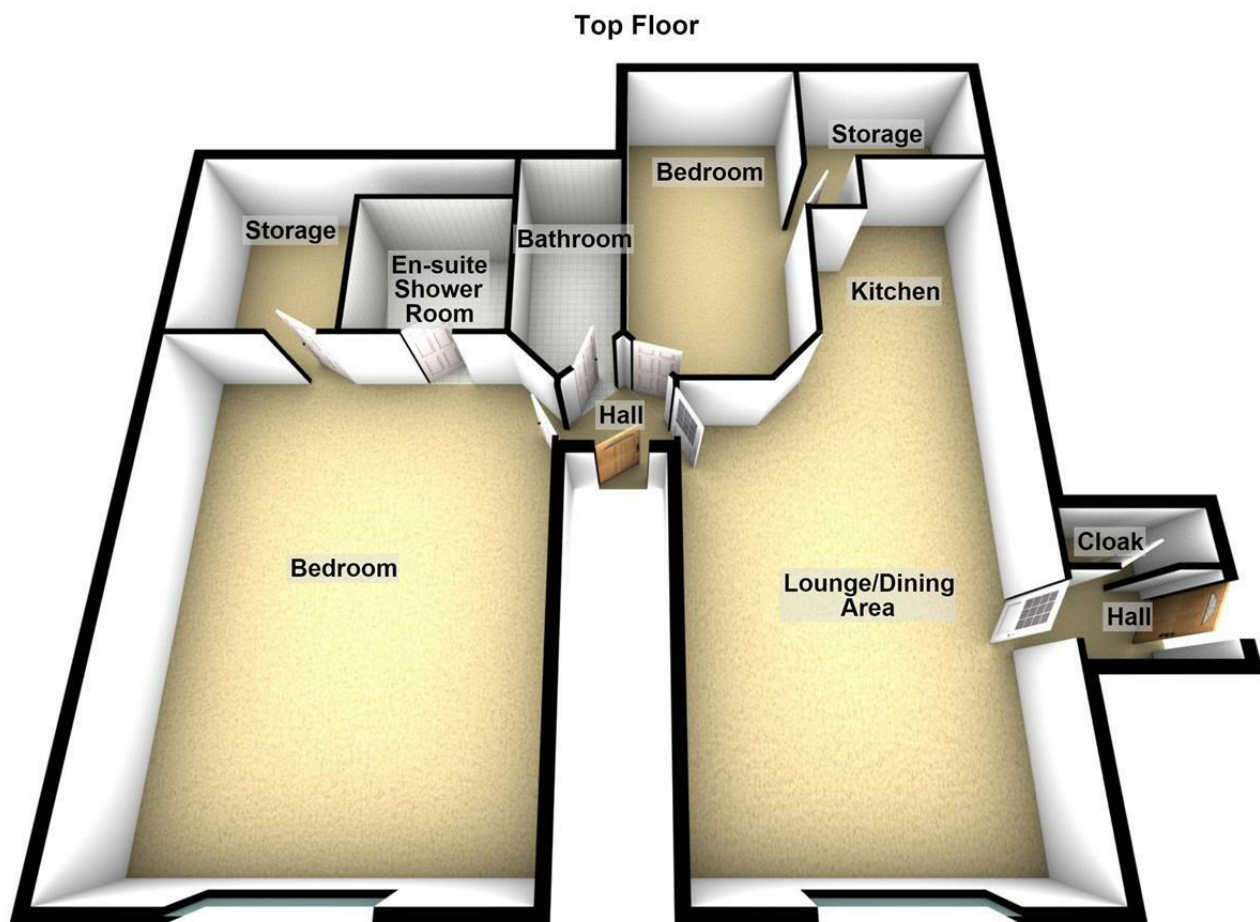
IMPORTANT NOTICE -

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.





Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	