



6 Old Village Court New Street, Lees, Oldham, OL4 3LS
£850 Per Month

A two bedroom, ground floor apartment close to the Village Centre. Comprises of an entrance hall, open plan lounge and kitchen, two bedrooms and bathroom & WC. Off road parking in the car park behind. Viewing advised.

Bond £850.00

Holding fee - One weeks rent £277.00

We are member 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

25'4 x 14'8 (7.72m x 4.47m)



Single drainer stainless steel, sink unit. Electric hob, oven, canopy extractor, fridge and freezer. Range of fitted wall and base units with granite effect worktops and splash back.

BEDROOM ONE

12'5 x 11'3 (3.78m x 3.43m)



To front.

BEDROOM TWO

7'1 x 8'8 (2.16m x 2.64m)



To rear.

BATHROOM & WC



Three piece white suite, shower over bath and shower screen, splash back tiling, tiled floor, chrome towel rail, extractor fan.

EXTERNALLY

Car parking area to rear.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

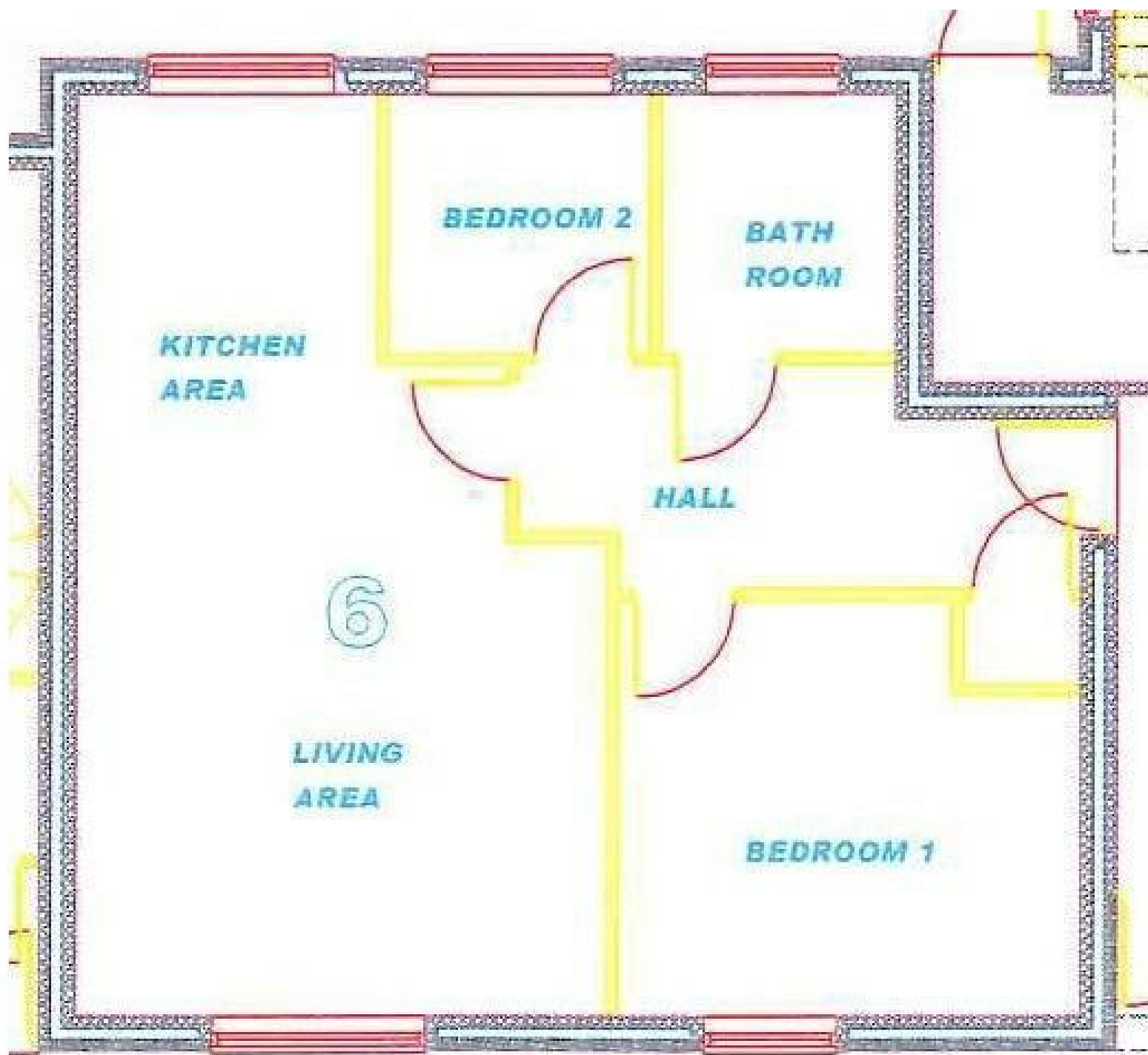
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	82
	EU Directive 2002/91/EC	