



**6 Old Village Court, New Street, Lees, Oldham, OL4 3LS**  
**Offers Around £97,000**

ATTENTION BUY TO LET INVESTORS !! SOLD WITH A SITTING TENANT !! PRODUCING £7140.00 A YEAR !! The ground floor apartment in Old Village Court comprises entrance hall, lounge and kitchen, two bedrooms and bathroom & WC. Situated within walking distance of the Village Centre which offers a range of shops, bars and restaurants.

## ACCOMMODATION

### ENTRANCE HALL

Intercom system.

### LOUNGE & KITCHEN

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



Single drainer stainless steel sink unit, electric hob, oven, canopy extractor, fridge and freezer. Range of Cherry fitted wall and base units with granite effect worktops and splash back, chrome spotlights, two storage heaters, two double glazed sealed units.

### BEDROOM 1

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



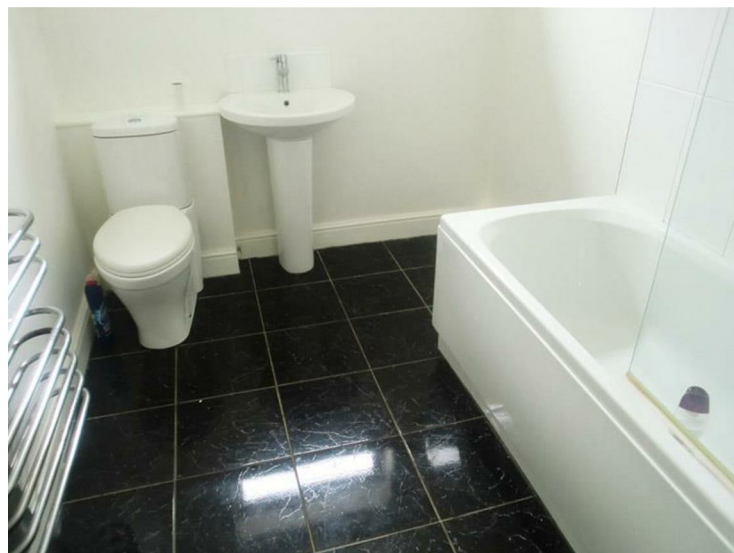
Storage heater, double glazed sealed unit.

### BEDROOM 2

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

Storage heater, double glazed sealed unit.

## BATHROOM & WC



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

### EXTERNALLY

Car parking area to rear.

### SERVICE CHARGE

There is a monthly service charge of £115 a month covering buildings insurance and maintenance of common parts.

### DISCLAIMER

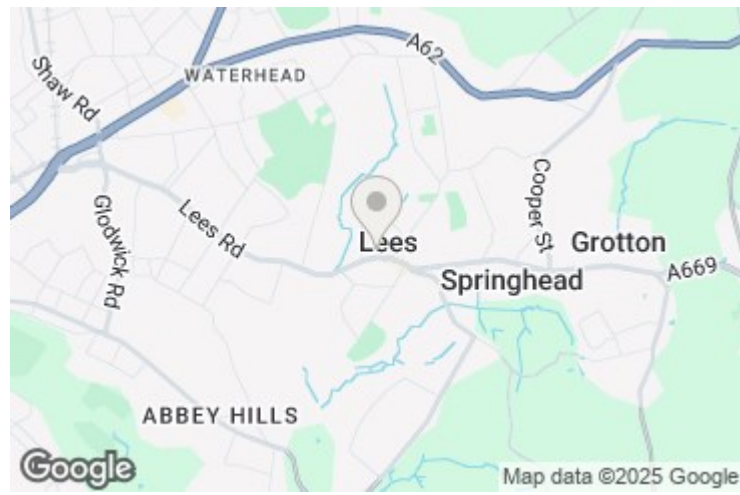
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers 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.

### 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.

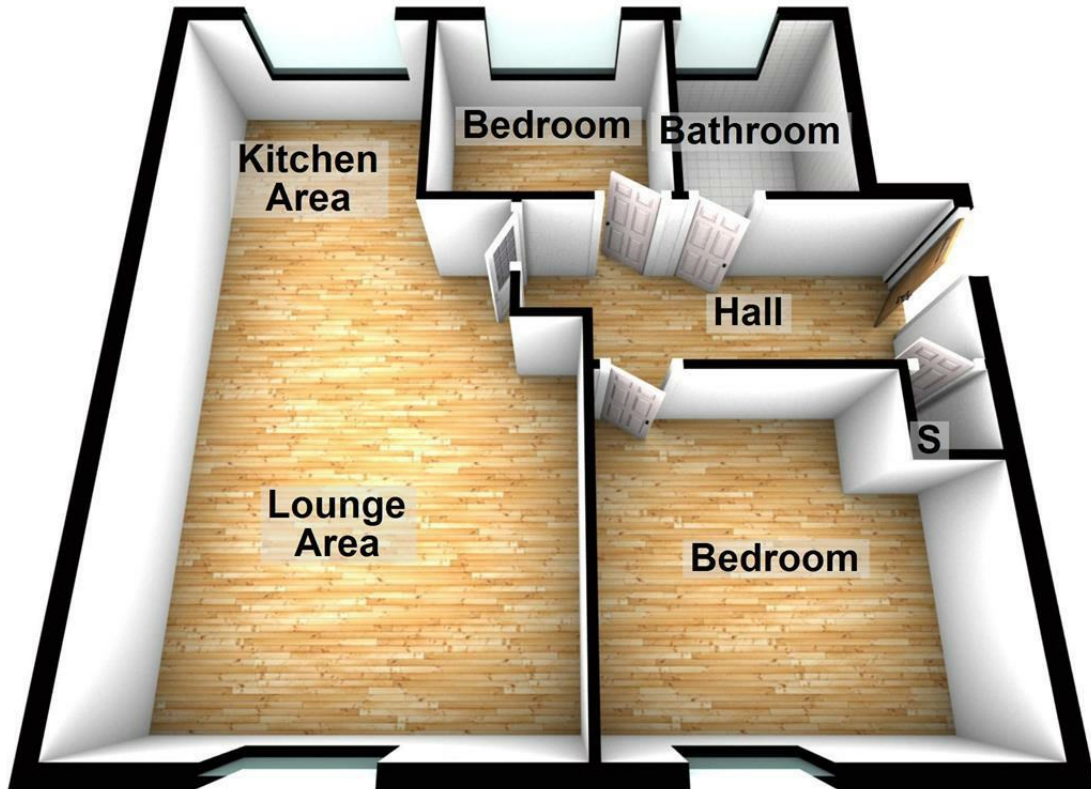
### SERVICES -

Mains electric and water are installed.





## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 