



2 Lauren Close, Springhead, Oldham, OL4 5JJ
£150,000

TOP FLOOR APARTMENT | TWO BEDROOMS | OPEN PLAN LOUNGE & KITCHEN | NO CHAIN |

The apartment in Lauren Close comprises of an entrance hall, inner hall, lounge, kitchen, two bedrooms and bathroom & WC. There is an allocated car parking space. Ideal for a FIRST TIME BUYER with viewing strongly recommended.

ACCOMMODATION

GROUND FLOOR ENTRANCE

HALL



INNER HALL



LOUNGE

18 x 10'8 (5.49m x 3.25m)



KITCHEN

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



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

BEDROOM ONE

9'6 x 14'3 (2.90m x 4.34m)



BEDROOM TWO

7'5 x 10'9 (2.26m x 3.28m)



BATHROOM & WC

8'4 x 6'10 (2.54m x 2.08m)



Three piece white suite, shower over the bath and shower screen, tiling.

EXTERNALLY

Allocated parking space at the rear of the building.

SERVICE CHARGE

The service charge is £130.00 a month covering maintenance of common parts, buildings insurance and window cleaning.

SERVICES -

Mains electric, water and sewerage.

IMPORTANT NOTICE -

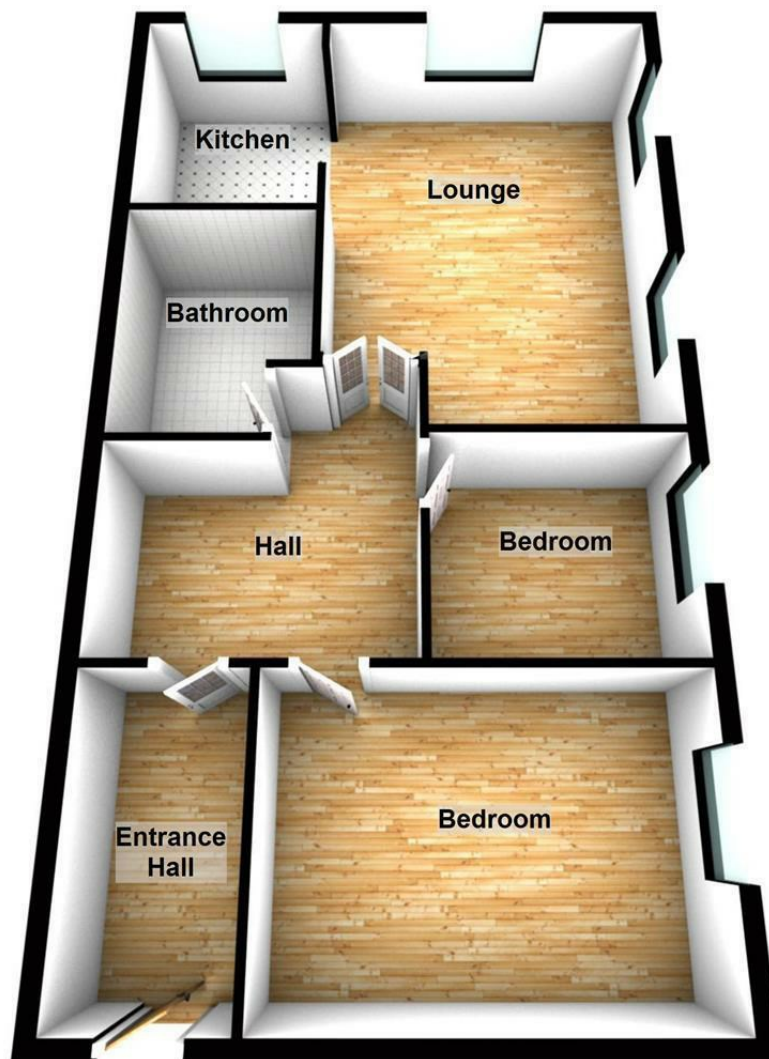
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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.



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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 	