



## 2 bed apartment to buy in OL1

Waverley Street, Oldham, Greater Manchester, OL1 4GA

**£65,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Vacant Possession
- ✓ Two Bedrooms
- ✓ Ground Floor Apartment
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)

## Description

This excellent ground-floor apartment offers a fantastic opportunity for investors seeking a property, Situated within a private, gated development, the apartment benefits from an allocated parking bay and a secure intercom entry system, ensuring convenience and peace of mind.

The well-designed interior comprises an entrance hallway leading to an open-plan living and kitchen area, a modern three-piece bathroom suite with an over-bath shower, and two generously sized bedrooms. Additional features include double-glazed windows, patio doors opening to the rear, and a central heating system with up-to-date certification. A storage cupboard is also included, providing practical space for everyday needs.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 978

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £2,664.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: Allocated

Year built: 2007

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**4 Middle Gate, Newark, Nottinghamshire, NG24 1AG, Tel: 01636 558 540, <https://oliver-reilly.co.uk/>**

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