

# For Sale

Upon the instructions of the Receivers

**LANDWOOD  
GROUP**



**Apartment 4 Bamford Brook, 14 Chadwick Hall, Bamford OL11 4DJ**

## Two bedroom apartment

- Positioned in the sought after Bamford area
- Gated development with secure parking
- Immaculately presented and well apportioned first floor apartment
- Benefitting from two double bedrooms, two bathrooms and Juliette balcony

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### CONTACT

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## Location

Landwood Group are pleased to present this stunning two bedroom, two bathroom first floor apartment on the highly regarded and sought after Bamford Brook development, within Rochdale's premier area of Bamford.

The gated development is situated off Chadwick Hall Road, close to all local amenities and excellent schools as well as being conveniently situated for Rochdale and Bury town centres and the motorway network.



## Description

This well presented, spacious two bedroom apartment is positioned on the first floor of the development and benefits from secure access, lift service and intercom system.

Externally, the development offers landscaped communal gardens and ample parking. There are also a limited number of garages available to purchase separately.

## Accommodation

The property comprises entrance hallway, utility, modern fitted breakfast kitchen with integrated appliances and spacious open plan lounge with French doors leading to a private Juliette balcony. There are two good sized double bedrooms with master having an en-suite and a three piece modern family bathroom with overhead shower.

The property extends to 941 sq ft.

## Tenure Information

The premises are held under a long leasehold title for a period of 250 years from 2020. The annual service charge is £3,000 per annum with the ground rent being £250 per annum.

## Tenancies

Available with vacant possession.

## Council Tax

The property falls under council tax band D.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

Offers in Excess of £185,000

## EPC

EPC rating B.

## Viewings

Strictly by appointment.

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**Date of particulars: November 2020**





Living Room



Living Room / Kitchen



Kitchen



Bedroom



Master Bedroom



Ensuite

### First Floor

Approx. 87.5 sq. metres (941.7 sq. feet)



Total area: approx. 87.5 sq. metres (941.7 sq. feet)