

For Sale

Upon the instructions of the Receivers

**LANDWOOD
GROUP**



Apartment 8 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 duplex penthouse apartment
- Benefitting from two double bedrooms both having ensuite bathrooms and Juliette balconies

Landwood Group,
Lancaster Buildings,
77 Deansgate,
Manchester, M3 2BW

T: 0161 710 2010
W: www.landwoodgroup.com

CONTACT

Charlotte Haynes or Holly Surplice
0161 710 2010
charlotte.haynes@landwoodgroup.com
holly.surplice@landwoodgroup.com

Location

Landwood Group are pleased to present this stunning two bedroom, two bathroom second 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 duplex apartment is positioned on the second 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

This superb penthouse apartment is set over two levels with the ground floor comprising entrance hallway, utility and two large double bedrooms both having ensuite bathrooms and the master having a dressing room. Both bedrooms lead out to their own private Juliette balcony.

To the first floor, there is a modern fitted breakfast kitchen with integrated appliances and a spacious open plan lounge/dining area with French doors leading to a private Juliette balcony. There is also a study area and separate WC.

The property extends to 1,021 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 E.

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

£220,000

EPC

EPC rating B.

Viewings

Strictly by appointment.

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Lounge



Kitchen



Bedroom



Ensuite



Bedroom



Ensuite