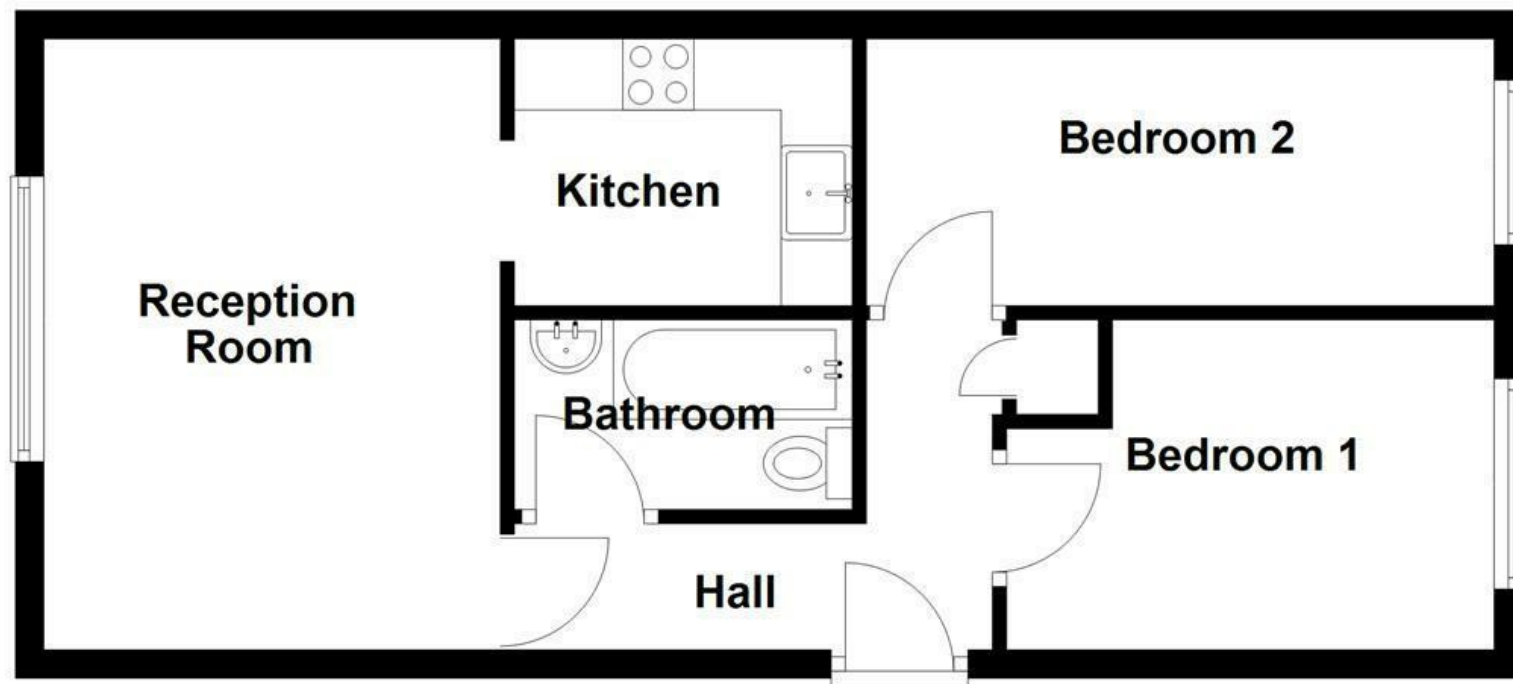


First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Village Court, Rochdale, OL12 8RH

£850

IMMACULATE TWO BEDROOM FIRST FLOOR FLAT

This beautifully presented two-bedroom flat is being welcomed to the rental market. It offers modern decor throughout and is perfect for those looking for a stylish and comfortable living space. The property boasts a spacious reception room, while the contemporary kitchen is fully equipped with modern appliances and a three piece bathroom suite with added electric shower.

Both bedrooms are generously sized, offering plenty of natural light and ample storage space. Outside, residents will benefit from an allocated private parking space, ensuring convenience and security. Additionally, the communal garden area provides a tranquil setting to unwind and enjoy the outdoors.

Situated in a desirable location, this flat is perfect for those seeking a modern home with excellent amenities and a peaceful environment.

For more information or to book a viewing please contact our Lettings team at your earliest convenience.

Village Court, Rochdale, OL12 8RH

£850

 **2**  **1**  **1**  **C**

- First Floor Apartment
 - Three Piece Bathroom Suite
 - Allocated and Visitor Parking
- Two Good Size Bedrooms
 - Communal Gardens
- Modern Fitted Kitchen
 - Excellent Transport and Commuter Links

Ground Floor

Main Entrance Hall

Stairs to all floors

First Floor

Hall

Hardwood entrance door, storage cupboard and doors to reception room, two bedrooms and bathroom.

Reception Room

14'1 x 10'6 (4.29m x 3.20m)

UPVC double glazed window, electric wall heater, laminate flooring and open access to kitchen.

Kitchen

7'10 x 6'2 (2.39m x 1.88m)

Spotlights, wall and base units, granite effect worktops, tiled splashback, integrated electric oven, four ring electric hob, extractor hood, inset sink with mixer tap, integrated washing machine, integrated fridge freezer and wood effect flooring.

Bedroom One

11'3 x 7'7 (3.43m x 2.31m)

UPVC double glazed window, electric heater, coving and wood effect flooring.

Bedroom Two

14'6 x 6'2 (4.42m x 1.88m)

UPVC double glazed window, electric heater, coving and wood effect flooring.

Bathroom

7'10 x 4'5 (2.39m x 1.35m)

Spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower over and tiled elevation.

External

Allocated parking, visitor parking and communal gardens.



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