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Chapel Court, Chapel Street, Mossley, OL5 0EX

This well-maintained first-floor apartment comes onto the market in good order throughout and is situated within close proximity of all the local amenities and transport links available in Top Mossley. Set within a well-maintained development for the Over 55s and enjoying long range views from the lounge, it is highly recommended that interested parties view the property at their earliest convenience.

£120,000

National Association of Estate Agents NAEA

CHARTERED SURVEYORS, ESTATE AGENTS & PROPERTY MANAGEMENT SPECIALISTS

RICS

Chapel Court, Chapel Street, Mossley, OL5 0EX

- First-Floor Flat in Two-Storey Block
- Delightful Long Range Views
- uPVC Double-Glazing and Electric Storage Heaters
- Well-Maintained Over 55s Development
- Good Order Throughout
- Close To All Amenities In Top Mossley
- One-Bedroom Accommodation
- Communal Gardens Plus Outside Drying Area
- Good Transport Links

The Accommodation Briefly Comprises:

Private entrance and stairwell to first-floor, entrance hallway, lounge with long range views, separate kitchen, one double bedroom with built-in wardrobes, bathroom/WC.

Externally, there are communal gardens maintained by the Management Company and an outside drying area.

The property is considered to be within walking distance of all local amenities and there are excellent transport links including Mossley train station.

The Accommodation In Detail Comprises:

GROUND FLOOR

Private Doorway to Entrance Stairwell
Electric storage heater and uPVC double-glazed window.

FIRST FLOOR

Landing
Good size built-in storage cupboard, loft access, electric storage heater.

Lounge
13'7 x 9'6 (4.14m x 2.90m)
Two uPVC double-glazed windows, electric storage heater.

Kitchen
10'0 x 5'4 (3.05m x 1.63m)
Single drainer stainless-steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine, part tiled, uPVC double-glazed window.

Bedroom 1
10'0 reducing to 7'11 x 9'10 reducing to 7'3 (3.05m reducing to 2.41m x 3.00m reducing to 2.21m)
Built-in wardrobes, built-in hot water cylinder cupboard, uPVC double-glazed window, electric storage heater.

Bathroom/WC
6'6 x 5'1 (1.98m x 1.55m)
Panelled bath with shower over, pedestal wash hand basin, low-level WC, fully tiled, uPVC double-glazed window, electric overhead heater.

EXTERNAL

There are communal gardens plus a dedicated flagged drying area.

TENURE

Tenure is Leasehold - Surrender and regrant. - (Legal process where the existing lease is ended and brand new lease is immediately granted (99 years). Solicitors to confirm.

SERVICE CHARGE

Service Charge covering maintenance of the grounds and external elements of the building and including the Buildings Insurance Fee.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

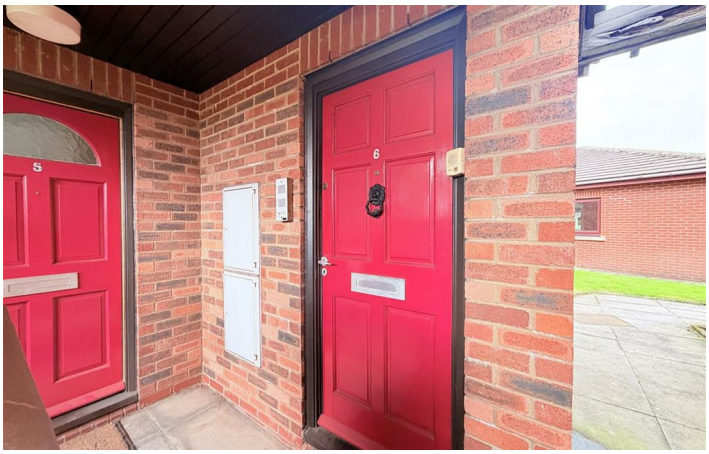
Strictly by appointment with the Agents.

AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

Directions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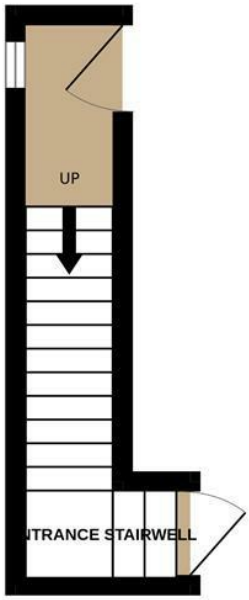
Chapel
Court

Floor Plan

GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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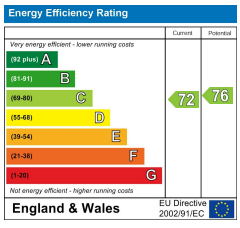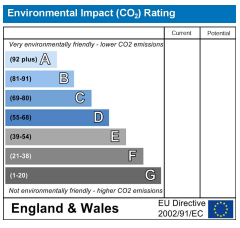
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