



**Jacob Bright Mews
Rochdale
Lancashire
OL12 6JF**

Offers in Excess of £110,000

bettermove

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Rochdale

Bettermove are proud to present this 2 bedroom flat in the sought after area of Rochdale available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via a secured allocated parking space. The council tax band is B.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 979 years remaining on the lease; the ground rent is £100 per annum and the service charge is £72 per month.

The interior of this beautifully presented property comprises a spacious and open plan living room with the fitted kitchen, two double bedrooms and the family bathroom on the ground floor of the building. The exterior boasts well maintained communal gardens, perfect for enjoying the summer months.


Located in the popular town of Rochdale, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Rochdale Train Station, the M62 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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