



121 LOSTOCK LANE LOSTOCK BL6 4GG

£150,000

An apartment with generous proportions and presented to an excellent standard.

There are two balconies providing a private outdoor space along with allocated parking, which we feel will be very sought after characteristics. The property would no doubt suit first time buyers, those downsizing from a larger property or equally buy-to-let investors. Given the excellent rail and train links nearby, many people would consider this area to be within a suitable distance for travelling towards Manchester.

The design features large, dual aspect windows that flood the open plan kitchen and living areas with plenty of natural daylight. There is also a clear defined area for dining in addition to the living space. Fitted bedroom has been added to each bedroom with bedroom two including a concealed bed allowing for versatile use of the space.

The seller informs us that the property is Leasehold for a term of 125 years from 1st January 2010. The current Ground Rent of £300.00 per annum and maintenance charges of £1300 per annum and this includes common area cleaning, general site/internal/building and electrical repairs, electricity common areas, ground and car park maintenance, window cleaning, insurances (including building insurance) and reserves.

## **First Floor**

### **Entrance and Landing**

Providing access to two apartments.

### **Entrance Hallway**

Shaped entrance hall with useful storage cupboard.

### **Bathroom**

6' 7" x 6' 9" (2.01m x 2.06m) with wc, bath and hand basin. Tiled splashback.

### **Master Bedroom**

15' 3" x 13' 7" (4.65m x 4.14m max) with door to balcony.

### **En-Suite**

3' 6" x 10' (1.07m x 3.05m) with patterned gable window, wc, hand basin and shower cubicle. Tiled splashback.

### **Bedroom 2**

9' 3" x 10' 5" (2.82m x 3.18m) Double bedroom

### **Open Plan Kitchen/Dining/Living Room**

15' 8" x 20' 6" (4.78m max x 6.25m max) see plan for shape. Kitchen fitted with wall and base units in white gloss. Integral oven, hob, splashback and extractor, dishwasher, washer dryer, fridge and freezer. Cupboards conceals gas central heating boiler. Living area with door to a second balcony.