



2

Apartment 4
Paperhouse Close

Norden Rochdale OL11 5LR

£125,000



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- MODERN GROUND FLOOR APARTMENT
- SUPERB ASPECTS
- LARGE OPEN PLAN LIVING
- 2 BEDROOMS
- SEMI RURAL; CLOSE TO VILLAGE





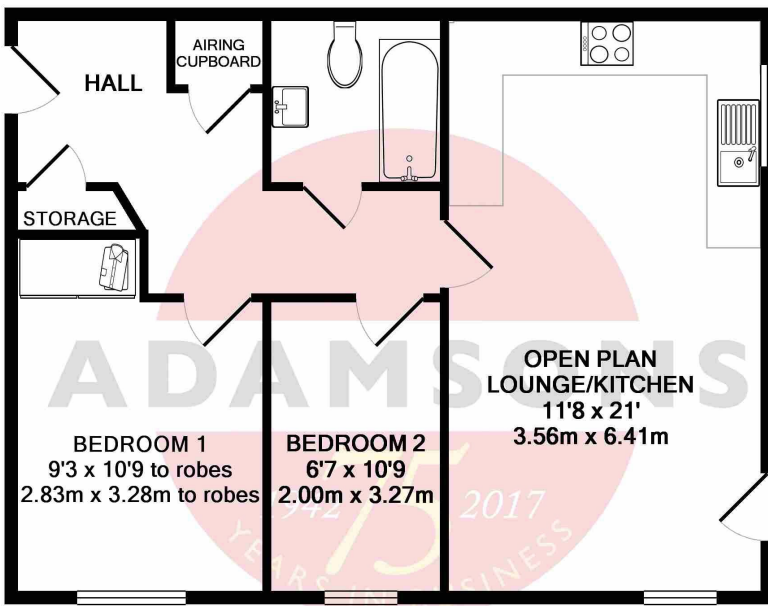
*** NO CHAIN ***

Enjoying a superb setting on this popular development, a beautifully presented 2 bedroom ground floor apartment. Located on the edge of Norden village with excellent amenities and within a semi-rural situation, this delightful apartment must be viewed to fully appreciate. Built by Redrow in 2010, the development has been carefully designed to compliment the original mill and surroundings.

The accommodation comprises; shared entrance hall with letterboxes and inner shared hall leading to apartment door; good sized HALL with cloaks cupboard and separate cylinder/airing cupboard; BEDROOM 1 (double bedroom) with built-in wardrobe with sliding doors; BEDROOM 2 (single bedroom) BATHROOM/W.C COMBINED with WC and washbasin and shower over bath with shower screen. OPEN PLAN LOUNGE/KITCHEN with a comprehensive range of fitted kitchen units, integral electric oven, 4 ring ceramic hob, extractor hood, fridge, freezer and washer-dryer. OUTSIDE there is a private parking space for 1 car with additional visitors' spaces, communal gardens with adjacent stream and woodland.

Service charge of approx. £100 per month (as at Sept 2018) includes buildings insurance, property and grounds maintenance and window cleaning; Leasehold with Ground Rent of £52 per annum (paid bi-annually); Council Tax Band C; Electric panel heaters with thermostats & timers; Water meter. EPC RATING 'TBC'





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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