



16 The Brock Oldham, OL2 7HG

Beautifully finished 2 bedroom first floor apartment in High Crompton. Situated to the rear of the development with lovely views of the surrounding area. Briefly comprising, entrance hall with two storage cupboards, two bedrooms with fitted wardrobes, en-suite, bathroom, lounge/dining room and modern fitted kitchen with a range of integrated appliances. The lounge/dining room has french doors to the rear and a Juliette balcony which overlooks the communal gardens below. This stunning apartment comes with an allocated parking space. Viewing is highly recommended to avoid disappointment.

Highly Regarded Area

Allocated Parking Space

En- Suite to Master

French doors with Juliette balcony

Modern Apartment

2 Bedrooms both fitted

Integrated appliances

Offers in Excess of £150,000

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Entrance Hall

With doors off, two storage cupboards and electric wall heater.

Lounge / Dining Room 15' 1" x 14' 7" (4.594m x 4.453m)

Benefitting from two electric wall heaters with door leading to kitchen. To the rear of the property are double glazed French doors which open to a 'juliet' balcony that overlooks the communal garden below.

Fitted Kitchen 13' 0" x 6' 2" (3.971m x 1.871m)

Stunning modern fitted kitchen benefiting from a range of units and integrated appliances. These include electric oven, hob, stainless steel extractor hood, dishwasher, fridge-freezer and automatic washing machine. Co-ordinated worktops with a single drainer sink unit and complimentary tiling there is a double glazed window to the front.

Bedroom One 10' 4"(into wardrobes) x 10' 10" (3.151m x 3.290m)

Double-glazed window to rear, this master bedroom benefits from a range of fitted wardrobes, bedside and headboard. Door to ensuite.

En-suite

Part-tiled and benefitting from corner shower unit, heated towel rail, low-level flush wc and pedestal wash-hand basin.

Bedroom Two 10' 9" x 6' 10" (3.287m x 2.073m)

Situated to the rear of the property with a double-glazed window, electric wall-heater, fitted wardrobes and desk.

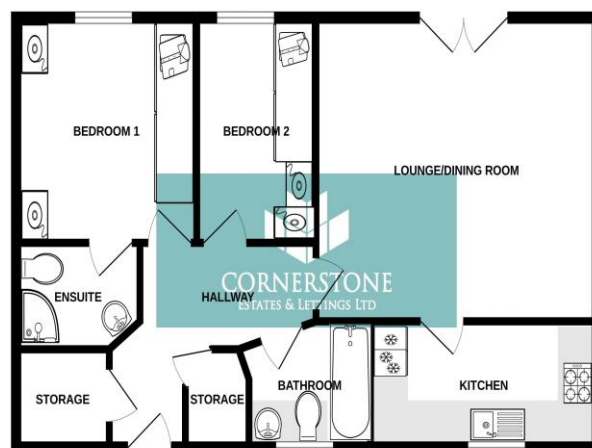
Bathroom

Double-glazed with a heated towel rail and benefitting from a 3 piece-white bathroom suite comprising panelled bath and vanity unit with storage incorporating a low-level flush wc and basin.

Outside

To the front of the apartment is a car park with a designated parking space. To the rear is a communal garden area.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other details 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, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MyHome 10/2022

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate

16, The Brock, Shaw, OLDHAM, OL2 7HG

Dwelling type: Top-floor flat
Date of assessment: 01 March 2014
Date of certificate: 02 March 2014

Reference number: 8134-7327-2730-7069-5906
Type of assessment: RdSAP, existing dwelling
Total floor area: 66 m²

Use this document to:

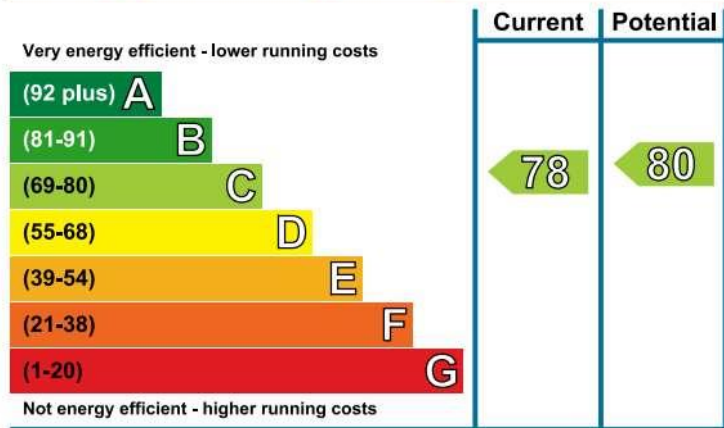
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,350
Over 3 years you could save	£ 141

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 693 over 3 years	£ 636 over 3 years	
Hot Water	£ 507 over 3 years	£ 423 over 3 years	
Totals	£ 1,350	£ 1,209	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating





The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase hot water cylinder insulation	£15 - £30	£ 51	
2 Fan-assisted storage heaters	£900 - £1,200	£ 90	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.