



The Wharf, Dobcross, Saddleworth

£150,000



ALL. TOGETHER. BETTER.

[www.kirkham-property.co.uk](http://www.kirkham-property.co.uk)



## The Wharf, Dobcross, Saddleworth

Conveniently located within walking distance of everyday amenities in Uppermill is this ground floor apartment in The Wharf, Dobcross. This one bedroom apartment has a light and airy open plan living space and benefits from having an allocated parking space along with further visitor parking available on site.







Conveniently located within walking distance of everyday amenities in Uppermill is this ground floor apartment in The Wharf, Dobcross. This one bedroom apartment has a light and airy open plan living space and benefits from having an allocated parking space along with further visitor parking available on site.

The current owner has overseen a whole host of upgrades to the apartment which include a new bathroom, kitchen, full decoration and upgrade of electric heaters. Internally accessed from a communal hallway into the apartment hallway. There is an open plan lounge/diner which is also open to the well finished kitchen. There is a double bedroom along with a shower room and utility cupboard.

Communal outdoors spaces are located to the front of the development with a pleasing outlook towards the brook and canal. One allocated parking space is provided with visitor spaces available.



This apartment will suit a host of buyers including those looking for a first home, someone looking to downsize or as an investment opportunity. A flat 15 minute walk leads you to the heart of Uppermill village with an abundance of amenities.

Being sold with no onward chain, viewings can







## Kitchen

2.83m x 2m (9'3" x 6'6")

Fitted with wall and base units, coordinating work surfaces, splash back tiling and sink with drainer. A well stocked kitchen with appliances including CDA electric oven, induction hob, CDA microwave, slimline dishwasher and under counter fridge/freezer.

## Bedroom

3.15m x 2.55m (10'4" x 8'4")

With large double glazed window, laminate flooring, electric heater and wardrobe.

## Shower Room

1.84m x 1.79m (6'0" x 5'10")

Comprising low level wc, hand wash basin, walk-in rainfall shower with separate attachment, heated towel rail, tiled walls and floor and extractor fan.



## Utility Cupboard

With plumbing for a washing machine and providing a useful storage space.

## Externally

An allocated parking space is sold with the apartment with visitor spaces on site too. Residents can enjoy communal garden areas to the front of the mill which looks over the neighbouring brook and canal.

## Additional Information

TENURE: Leasehold, 999 years from 1990 - Solicitor to confirm.

GROUND RENT: £50 per annum.

SERVICE CHARGE: £950 per annum, covering window cleaning, buildings insurance, communal garden maintenance and communal hallway cleaning.

COUNCIL BAND: B (£1742 14 per annum )

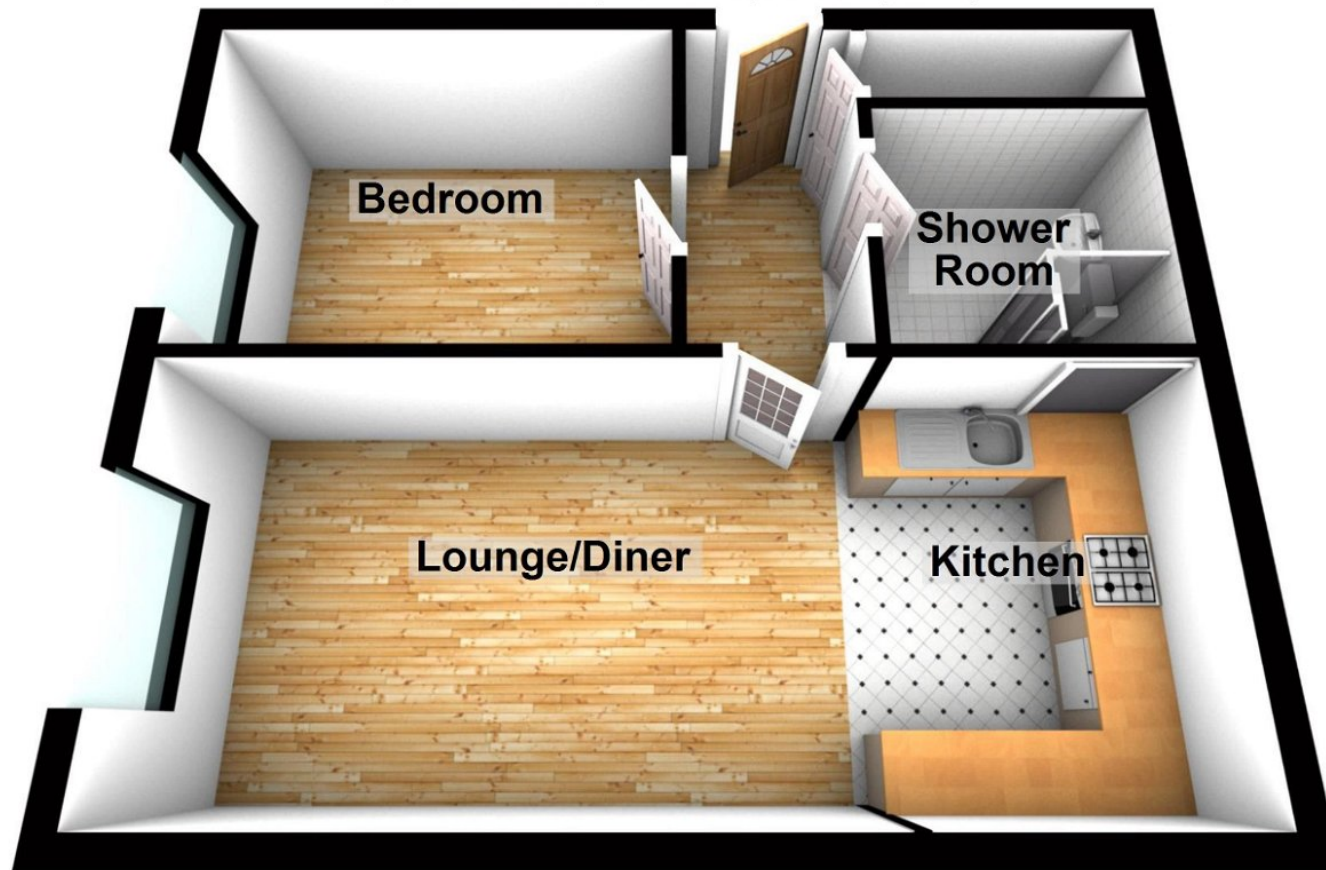






## Ground Floor

Approx. 36.5 sq. metres (392.3 sq. feet)



Total area: approx. 36.5 sq. metres (392.3 sq. feet)

### Uppermill Office

35 High Street  
Uppermill,  
Saddleworth  
OL3 6HS

Monday – Friday. 9am – 5pm  
Saturday. 10am – 3 pm  
[uppermill@kirkham-property.co.uk](mailto:uppermill@kirkham-property.co.uk)  
t: 01457 810 076  
f: 01457 810 222

Out of hours telephone service  
Monday – Thursday 8:30am – 7pm  
Friday – 8:30am – 5pm  
Saturday – Sunday 10am – 3pm

[www.kirkham-property.co.uk](http://www.kirkham-property.co.uk)