



Riverside View Apartments
Riverside View
Clayton le Moors
Accrington
Lancashire
BB5

Offers in Excess of £105,000

bettermove

Riverside View

Accrington

Bettermove are proud to present this 2 bedroom flat in Clayton le Moors, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off road parking available.

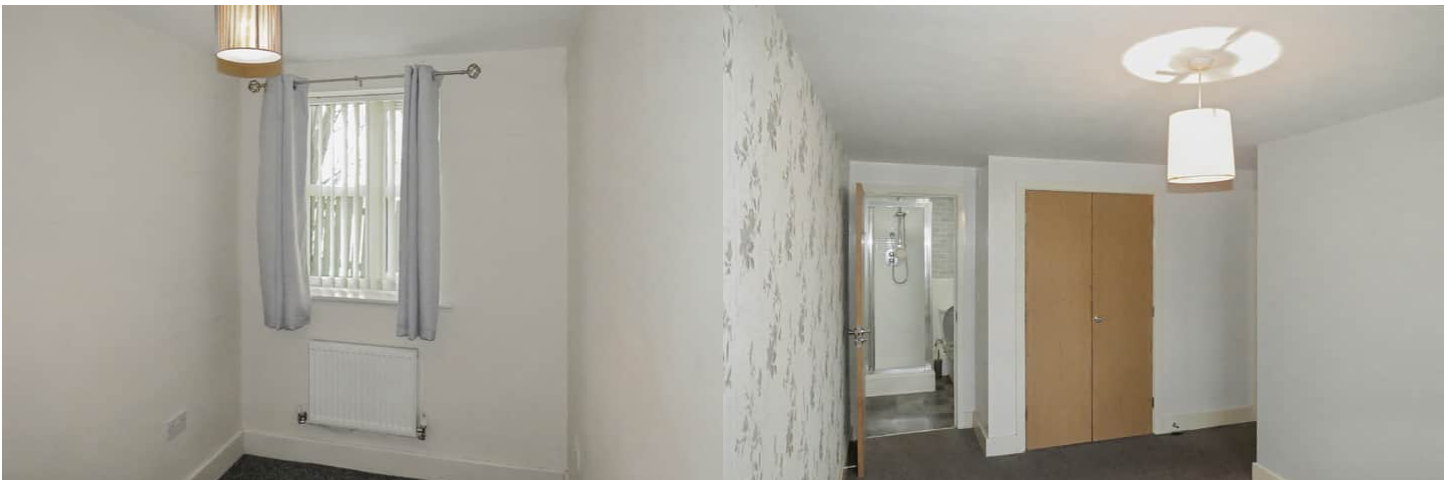
The council tax band is A.

This is a leasehold property with 104 years remaining; the ground rent is £104.00, and the service charge is £650.00, both charged half yearly.

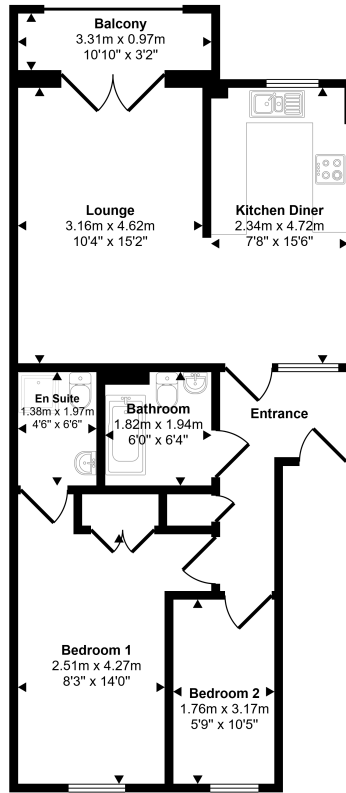
The interior of this well presented, ground floor property comprises a spacious living room, fitted kitchen/diner, two double bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. The property also benefits from a private balcony, perfect for enjoying the summer months.

Located in the popular town of Clayton le Moors,, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Huncoat (2.8 miles), a variety of local bus routes, and quick access to the M65.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Approx Gross Internal Area
61 sq m / 655 sq ft



Floorplan

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	79
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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