



## 2 bed flat to buy in BB5

Mallard Place, Oswaldtwistle, Accrington,  
Lancashire, BB5 3SY

**£70,000** Starting Bid

 x 2  x 1

Tenure

**Leasehold**

## Property features

- ✓ A spacious first floor apartment
- ✓ Allocated parking
- ✓ Two bedrooms
- ✓ Balcony off the lounge
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70000

Nestled in a sought-after location, this two bedroom flat offers a modern and comfortable retreat. Situated on the first floor, this spacious apartment boasts two well-appointed bedrooms, an inviting lounge with access to a balcony, perfect for enjoying morning coffee or evening sunsets. The property features allocated parking, communal gardens ideal for leisurely strolls, and secure entry for peace of mind. Conveniently located near transport links and just a short walk to local shops, this flat provides both tranquillity and accessibility.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 103

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £130.00

Price: Starting Bid £70,000

Property Type: Flat

Parking: Communal

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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