



**Wren Nest Mill
Glossop Brook Road
Glossop
Derbyshire
SK13 8GJ**

Offers In Excess Of £115,000

bettermove

Glossop Brook Road

Glossop

Bettermove are proud to present this 2 bedroom Flat in Glossop available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated secured parking space. The council tax band is B.

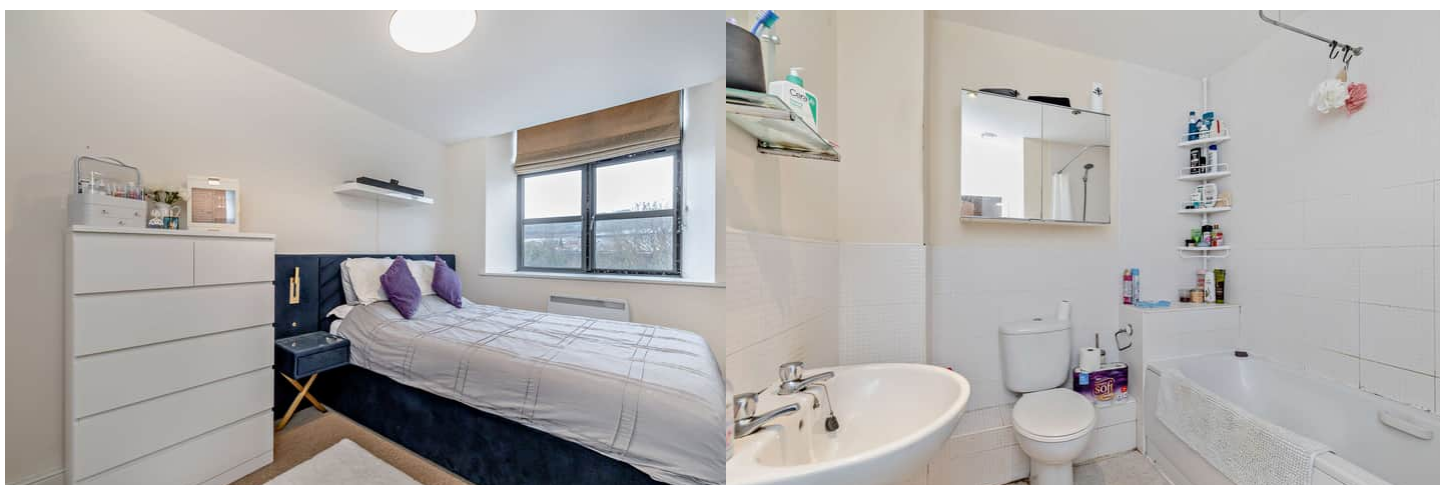
The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 250 years from 2004 on the lease; the ground rent is £200 per annum and the service charge is £920.22 per quarter.

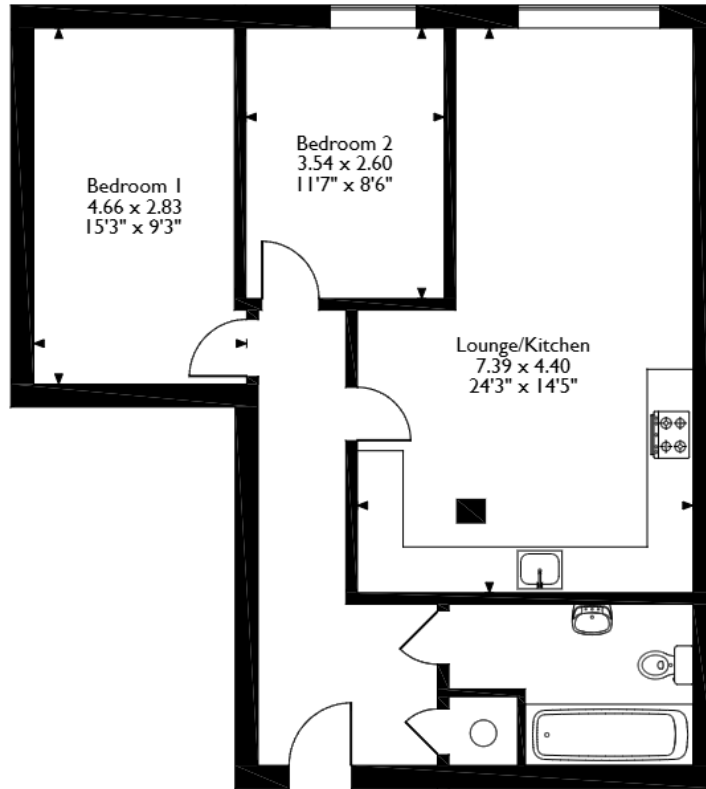
The interior of this well presented property comprises a spacious and open plan living room with the fitted kitchen, two double bedrooms and the bathroom on the third floor of the building.

Located in the popular town of Glossop, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Glossop Train Station, the A57 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Wren Nest Mill, Glossop Brook
 Road, Glossop, Derbyshire
 Approximate Gross Internal Area
 69 Sq M/743 Sq Ft



Third Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	71	
(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	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk