



63 Langwood Court, Haslingden,
Rossendale, Lancashire BB4 5PW

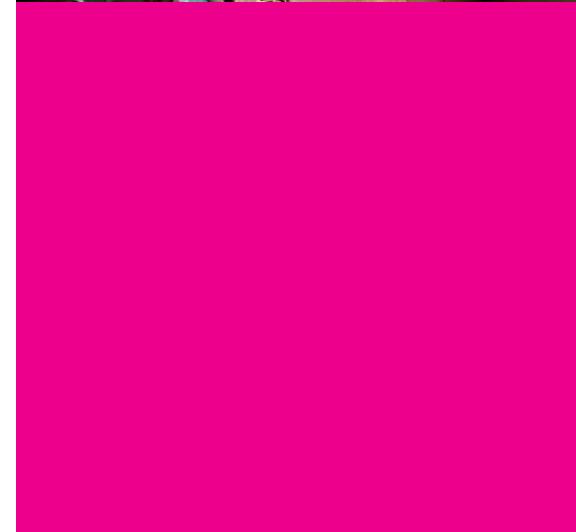


PROPERTY DESCRIPTION

!! Offered for sale with the current tenant in situ !! We are delighted to offer for sale this investment opportunity, that comes with the long standing tenant in situ. The tenant has been in place for over 10 years, and the current rent is set at £595PCM following a rent increase in September 2025. The accommodation comprises of: two double bedrooms, a modern three piece bathroom suite with an eye catching open plan lounge/kitchen having a range of contemporary fitted units. The property is warmed by electric central heating and is Upvc double glazed throughout. There is a communal car park, and well maintained communal gardens. EPC - C. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with the current long standing tenant in situ
- Current rent is set at £595PCM
- The last rent increase was in September 2025
- Two double bedrooms
- Modern three piece bathroom suite
- Eye catching open plan lounge/kitchen having a range of fitted units
- Warmed by electric heating
- Communal car park with well maintained communal gardens
- EPC - C
- Council Tax - Band B
- Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor - Apartment

Entrance Hallway

Open Plan Sitting Room/Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside

Outside

Communal gardens with a communal car park.

Further Information

Further Information

The property is on a leasehold title, the residue of a 125 year lease remaining from 2005.

Ground rent is £150 Per annum

The service charge is believed to be £768, payable every 6 months

Mobile and broadband services are offered by a number of providers, and ultrafast is available

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

EPC - C

Council Tax - Band A