

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Garden Vale, Leigh

Situated in a cul de sac location is this purpose built one bedroom modern apartment on the ground floor offering an ideal first home or downsize property with private car park for residents and open views to the rear

Asking Price £89,950

COMMUNAL ENTRANCE HALL

APARTMENT 3:

ENTRANCE HALL

Convactor Heater.

BATHROOM



Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC.

LOUNGE WITH KITCHEN AREA 26'9 (max) x 11'0 (max) (8.15m (max) x 3.35m (max))



Bay Window. Convactor Heater. Fitted with wall units and base cupboards. Sink unit. Oven hob and extractor fan. Plumbing for washing machine.

BEDROOM 11'0 (max) x 9'5 (max) (3.35m (max) x 2.87m (max))



Convactor Heater.

OUTSIDE :

GARDENS Communal gardens.

PARKING The property has a private car park for residents.

TENURE :

Leasehold. Remaining term of 250 years. Ground Rent £100.00 per annum.

SERVICE CHARGES :

Approximately £150.00 payable monthly.

COUNCIL AND TAX BAND

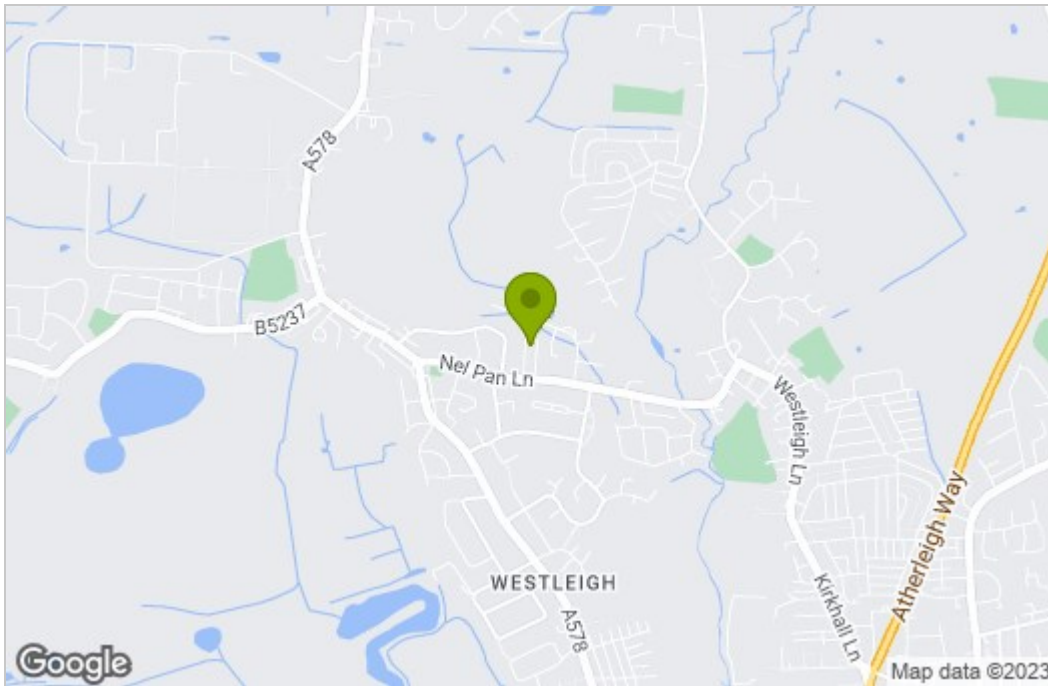
Wigan Council Tax Band A.

SERVICES (NOT TESTED)

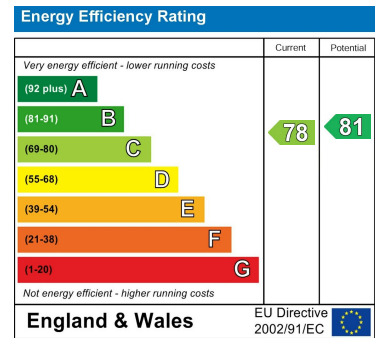
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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