

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Kings Park, Leigh

Situated in a very popular and sought after location is this well presented and modern one bedroom first floor apartment offering attractive accommodation within a modern development to include communal spaces and allocated parking

Asking Price £97,500

Apt 26 Kings Park

Leigh, WN7 1UE



In further the accommodation comprises:-

GROUND FLOOR:

Access to first floor:

FIRST FLOOR:

ENATRNC E HALL

Convactor heater.

LOUNGE/DINING KITCHEN

39'4"9'10" (max) 55'9"13'1" (max) (12'3 (max) 17'4 (max))

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Part tiled walls. Plumbing for washing machine and dishwasher. Built in fridge and freezer. Feature wooden flooring. TV point.

BEDROOM

29'6"3'3" (max) x 32'9"3'3" (max) (9'1 (max) x 10'1 (max))

Fully fitted wardrobes. Convactor heater.

BATHROOM

Large walk in shower cubicle. Fully tiled walls. Pedestal wash hand basin. Low level WC. Fully tiled flooring. Heated towel rail.

OUTSIDE:

PARKING

The property benefits allocated parking space.

COMMUNAL GARDENS

To the rear.

TENURE

Leasehold 999 years (£90 pcm service charge - £150pa ground rent)

VIEWING

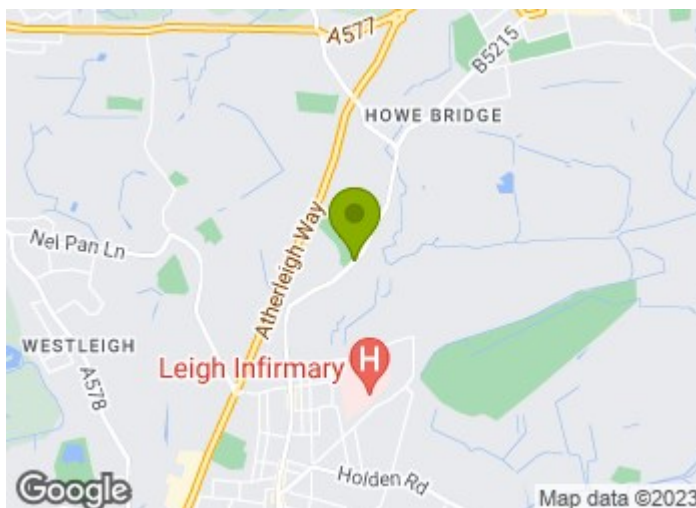
By appointment with the agents overleaf.

COUNCIL TAX

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PLEASE NOTE

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.



Directions

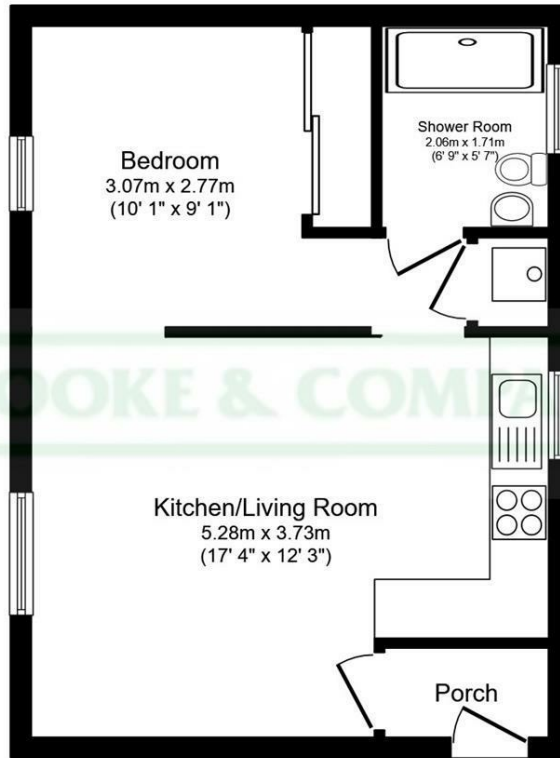
From Cooke & Cooke & Company's office on Lord Street turn immediate left onto Brown Street North and proceed onto Platt Fold Street. At the junction turn left onto Holden Road and at the mini roundabout take the second exit onto The Avenue. At the lights turn right and proceed along Leigh Road towards How bridge. After some distance turn right onto Kings Park where the property can then be found. Sat Nav Ref: WN7 1UE



Floor Plan

Total floor area 38.4 sq.m. (413 sq.ft.) approx

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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	