

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Inglenook Court, Leigh

Situated in a lovely location with gated entrance is this well presented ground floor apartment with one bedroom offering very attractive living accommodation throughout to include stunning communal gardens and private parking for residents

**Asking Price £125,000**

## COMMUNAL ENTRANCE HALL

Very attractive Entrance Hallway with access to the first floor via Lift and Stairs.

## APARTMENT 2:



Entrance Hall. Convector Heater.

## OPEN PLAN LIVING SPACE 22'6 (max) x 10'6 (max) (6.86m (max) x 3.20m (max) )



Lounge area with access to outside patio area, Fitted shutters. Kitchen area fully fitted with wall and base cupboards. Inset sink with mixer tap. Oven hob and extractor fan. Plumbing for washing machine. Wooden flooring.

## BEDROOM 11'8 (max) x 9'5 (max) (3.56m (max) x 2.87m (max) )



Wooden flooring. Convector Heater.

## BATHROOM



Walk in Shower. Low level Wc. Vanity unit wash hand basin. Fully tiled walls and floor.

## OUTSIDE :



## PARKING

The property is entered via private gates and benefits a private car park for residents with visitor spaces.

## COMMUNAL GARDENS

The property has the benefit of very attractive and well maintained communal gardens.

## TENURE :

Leasehold. Ground Rent £100.00 (Payable £50.00 half yearly)

## SERVICE CHARGE :

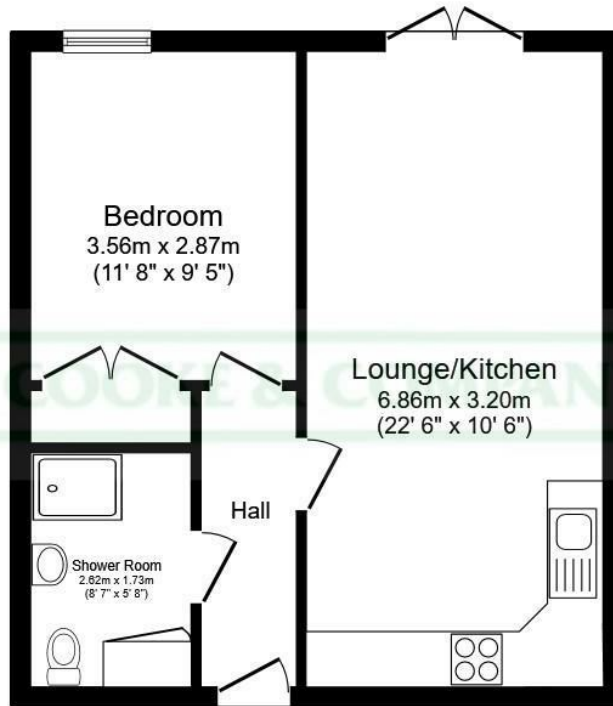
Approx. £128.00 per calendar month.

## 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

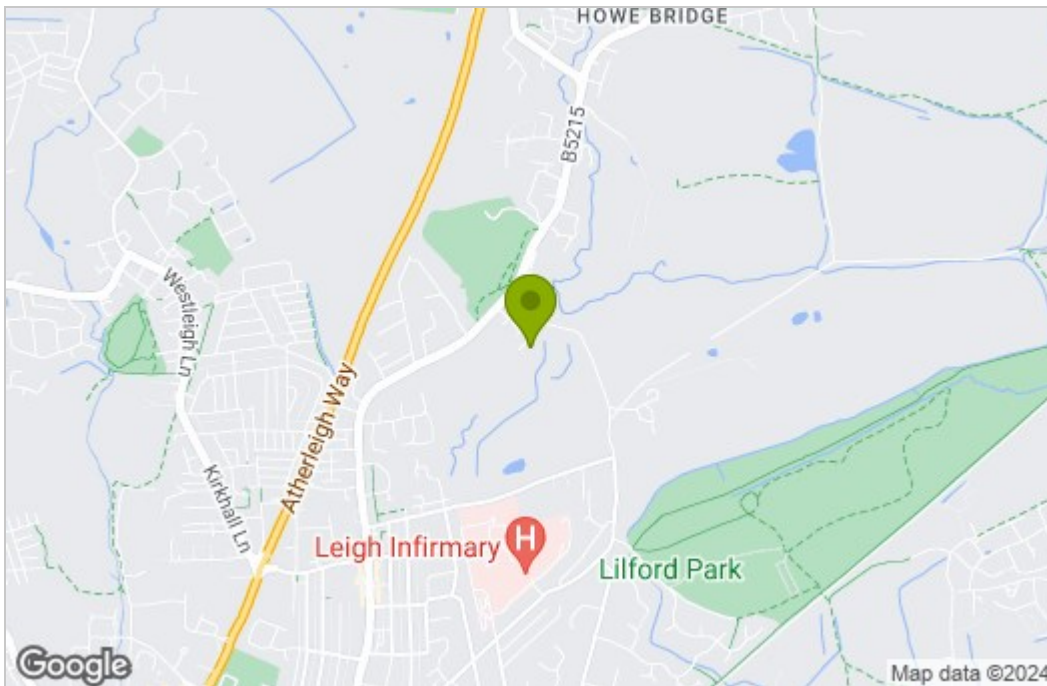


**Floor Plan**  
Floor area 42.3 m<sup>2</sup> (456 sq.ft.)

**TOTAL: 42.3 m<sup>2</sup> (456 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (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 &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

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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