

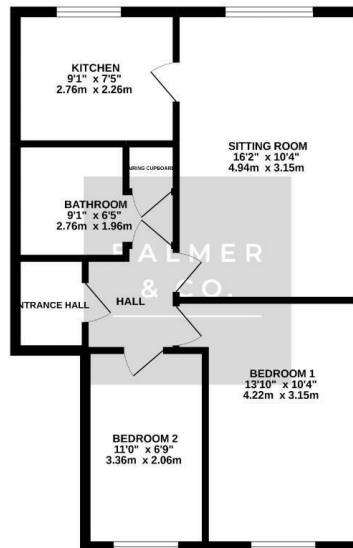
Waterview Park, Leigh, WN7 4JS
£94,950



BALMER & CO are delighted to offer FOR SALE this two bedroom first floor purpose built apartment. Offered with vacant possession and NO ONWARD CHAIN and situated close to Leigh town centre overlooking the Bridgewater Canal. Accommodation comprises in brief, communal entrance with secure intercom entry system, private entrance hallway, sitting room with a views overlooking the canal, separate fitted kitchen with, two well proportioned bedrooms, and bathroom. Outside are communal gardens and a private car park with allocated and visitor spaces providing off road parking. This property is a fantastic investment opportunity currently achieve a rental income of £695 per calendar month, representing a GROSS annual yield of 8.73%. Early viewings highly recommended, all enquiries welcome.

Floor Plan

FIRST FLOOR
539 sq.ft. (50.1 sq.m.) approx.

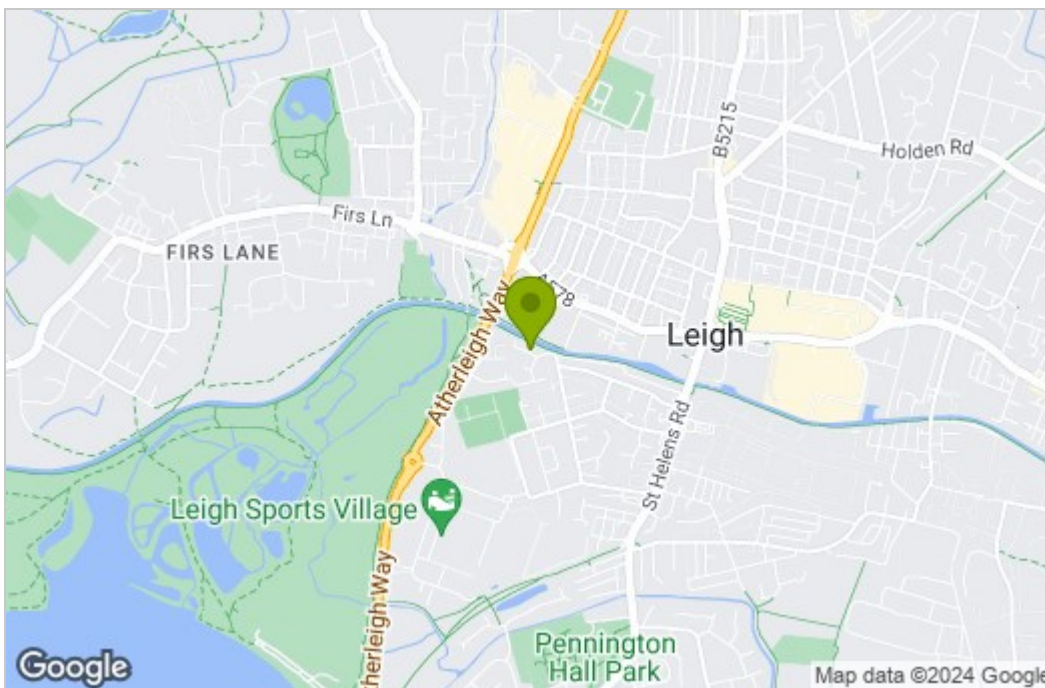


**BALMER
& CO.**
SALES & LETTINGS

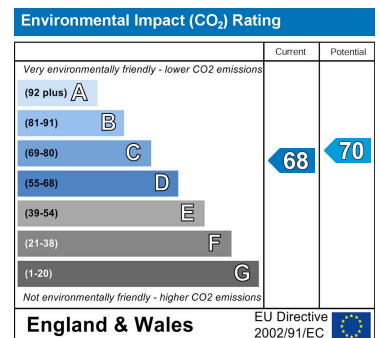
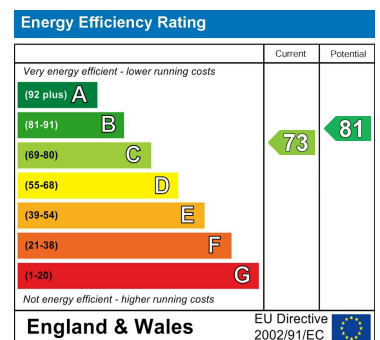
TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, contents and appliances shown hereon have not been tested and no guarantee as to their operation or efficiency can be given.
Made with MyPlan 0202



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.