



## Marina Walk, Leigh

Asking Price £130,000

Council Tax: **B** Tenure: Leasehold  
 2  1  1  C

This well-presented two-bedroom 2nd floor flat, offered for sale in good condition, provides an excellent opportunity for first-time buyers, investors, or families seeking a comfortable and convenient residence. The property features a spacious reception room, a modern kitchen, and one bathroom, all finished to a high standard. With an EPC rating of C and council tax band B, the flat represents an energy-efficient and cost-effective choice.

Situated in a highly desirable area, the location benefits from excellent public transport links and a wealth of local amenities nearby, ensuring daily essentials are easily accessible. Residents will also enjoy proximity to nearby parks, offering peaceful green spaces, as well as access to beautiful walking and cycling routes for leisure and activity. This flat perfectly combines practicality and lifestyle, making it a compelling investment or a delightful place to call home. Early viewing is highly recommended to avoid disappointment.

Communal charge - £165.14 p/m.  
Ground Rent - £250.

- Spacious reception room
- Close to local amenities
- Desirable convenient location
- Modern fitted kitchen

