

FOR SALE

Apartment 7, Campbell Court, 110 Mesnes Road, Whitley , WN1 2PJ



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Exclusive Owner-Occupied Living in One of Wigan's Most Desirable Residential Developments



- Stunning penthouse apartment with 2 double beds
- Open-plan living & dining room with Juliet balcony
- Valuable attic storage / Electric central heating
- Two bathrooms including ensuite to master bed
- Recently installed triple glazing
- Secure, covered parking & gated access
- 908 SQ.FT. Resident-managed Company

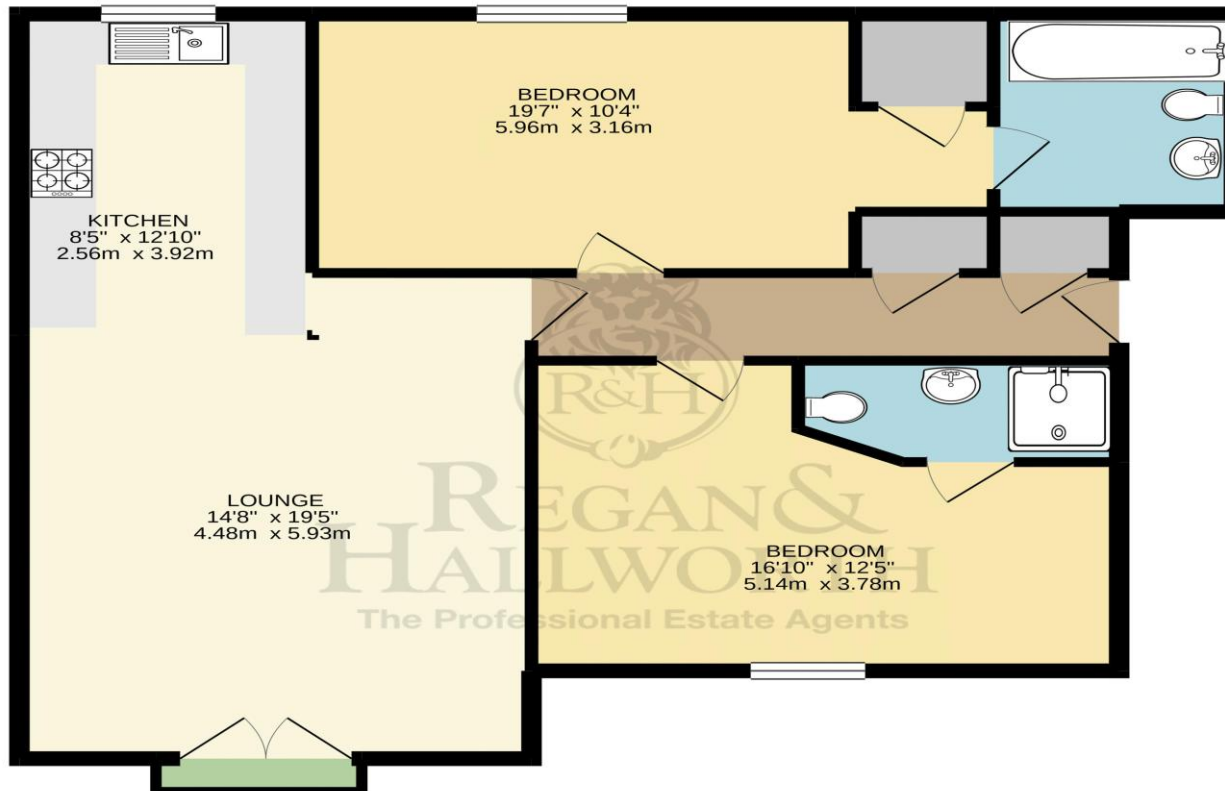
● Quiet and highly regarded residential location

Apartment 7, Campbell Court, 110 Mesnes Road, Wigan WN1 2PJ Exclusive Owner-Occupied Living in One of Wigan's Most Desirable Residential Developments An exceptional opportunity to acquire a beautifully presented, larger-than-average top-floor apartment extending to approximately 908 sq ft (84.3 sq m), situated within the highly regarded Campbell Court development, an exclusive collection of just ten privately owned, owner-occupied residences. Offering many of the advantages of bungalow living—peace, security and low-maintenance surroundings—this impressive apartment combines generous accommodation with the privacy of having no neighbours above, together with the added benefit of easily accessible loft storage. Access to the apartment is via a wide staircase with shallow steps and handrails on both sides, providing comfortable everyday access while preserving the peace and quiet of top-floor living. The bright, well-planned accommodation includes a welcoming entrance hall, spacious open-plan living and dining room featuring an elegant Juliet balcony overlooking beautifully maintained communal gardens, a fitted kitchen, two generous double bedrooms with quality fitted wardrobes and matching fitted drawer units, an en-suite shower room, separate family bathroom and valuable attic storage. Recently installed triple glazing, electric central heating and large windows on two elevations provide excellent natural light, comfort, energy efficiency and outstanding soundproofing. Campbell Court is managed directly by the residents through its own Right to Manage (RTM) Company. Service charges are £95 per calendar month, supported by a healthy reserve fund, providing long-term financial confidence. Audited accounts available. The apartment benefits from an allocated undercover parking space within a secure electronically operated gated car park, suitable for cars and SUVs, together with visitor parking. The surrounding residential roads also benefit from residents' permit parking. The development is entirely owner-occupied, with no rental or investment properties, creating a settled and welcoming community. Designed for comfortable, low-maintenance living in a secure and established residential community. The property is held on an exceptionally long lease of approximately 875 years, with a ground rent of £200 per annum, and enjoys a sought-after location close to local amenities, transport links and within the catchment area of Woodfield Primary School. Properties within Campbell Court rarely become available. A rare opportunity to enjoy secure, owner-occupied living within one of Wigan's most desirable residential developments. Early viewing is highly recommended. Price: £225,000





2ND FLOOR
908 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.
Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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