COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Ledgard Avenue, Leigh

Situated in a very popular location on the Leigh Sports Village Complex is this well-presented ground floor modern apartment with one bedroom to include private car park for residents, communal gardens and open views over the Sports Village Playing Fields

Asking Price £100,000

17 Ledgard Avenue

Leigh, WN7 4BG

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- SITUATED IN A VERY POPULAR LOCATION

In further the accommodation comprises:-

COMMUNAL ENTRANCE:
Stair access to all floors.

GROUND FLOOR
APARTMENT 2:

ENTRANCE HALL

LOUNGE
15'2 (max) x 11'8 (max) (4.57m'0.61m (max) x 3.35m'2.44m (max))
TV Point. Feature fire and surround. Radiator .

KITCHEN
10'2 (max) x 7'10 (max) (3.05m'0.61m (max) x 2.13m'3.05m (max))
Fully fitted kitchen with wall and base cupboards. Inset sink with mixer tap. Oven. Hob and extractor fan. Plumbing for washing machine.

BATHROOM
Panelled bath with shower fitment over bath. Shower screen. Wash hand basin. Low level WC. Heated towel rail. Part tiled walls.

BEDROOM
11'1 (max) x 10'4 (max) (3.35m'0.30m (max) x 3.05m'1.22m (max))
Radiator. TV Point.

OUTSIDE:

GARDENS
Communal Gardens.

PARKING
The apartment block has a private car park for residents.

TENURE
Leasehold.
Ground Rent £234.00 per annum.

SERVICE CHARGE
Currently £395 PCM over 10 months

COUNCIL AND TAX BAND
Wigan Council Tax Band A.

VIEWING
By appointment with the agents as overleaf.

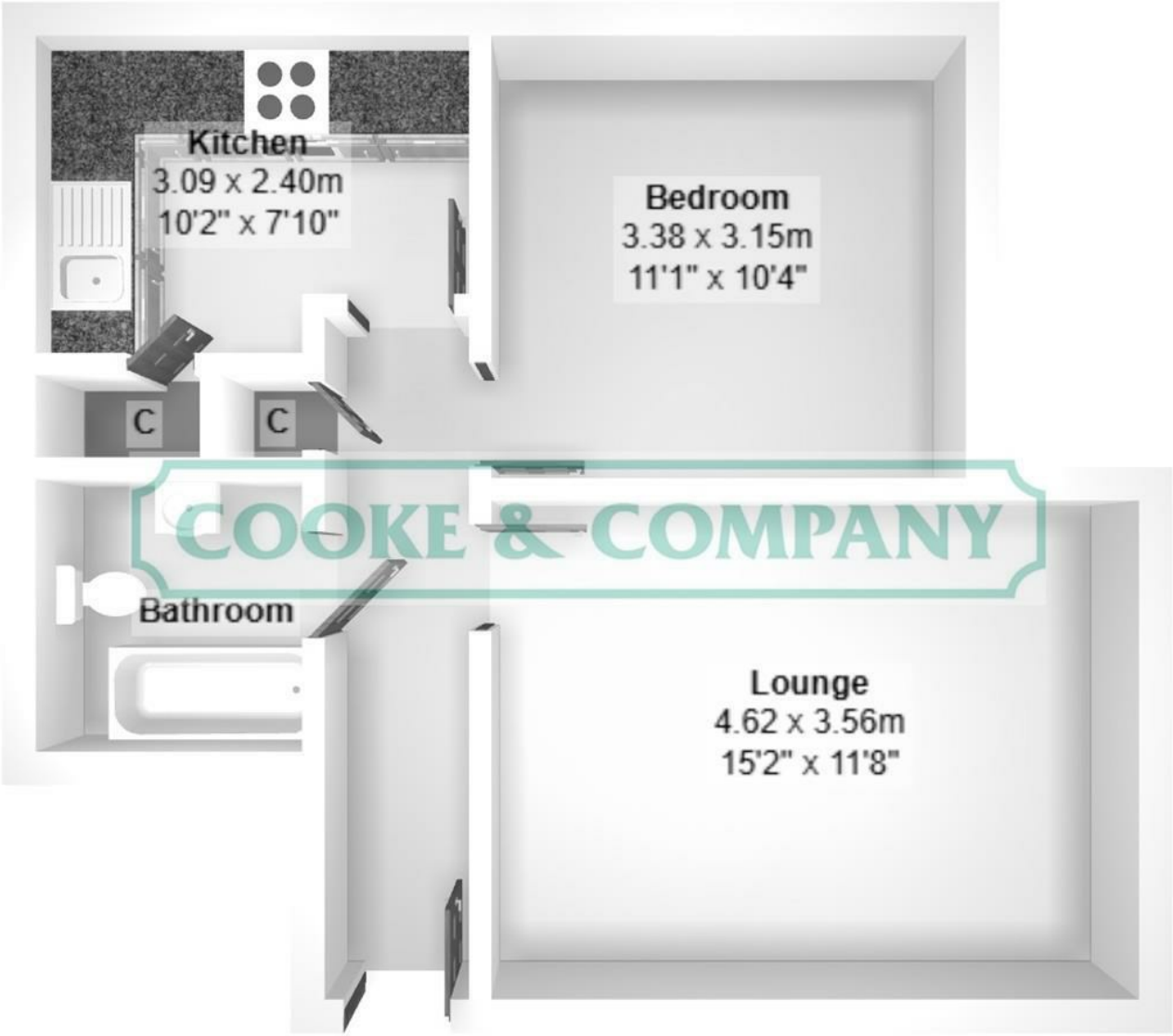
PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Directions

WN7 4BG

Floor Plan

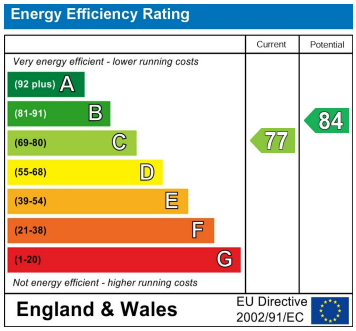
Apt2 17 Ledgard Avenue, Leigh



Total Area: 46.3 m² ... 499 ft²

All measurements are approximate and for display purposes only

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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