

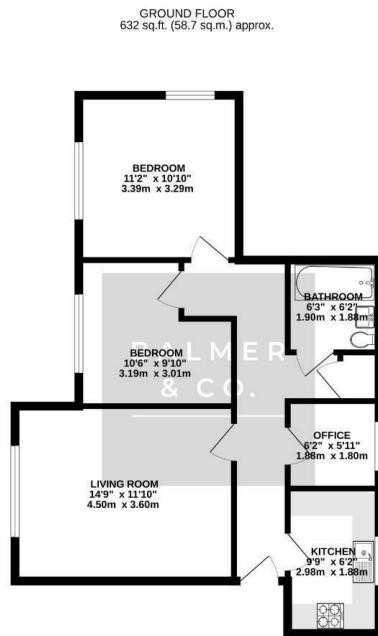
Ledgard Avenue, Leigh, WN7 4BN

£795 PCM



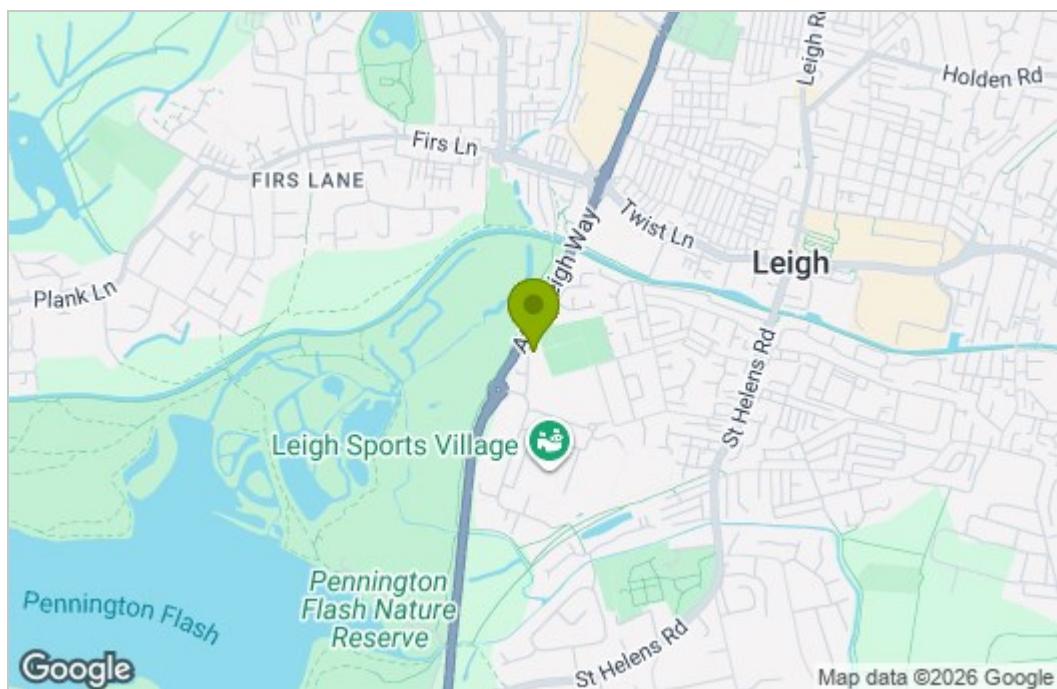
BALMER & CO are delighted to offer FOR RENT this three bedroom second floor apartment, available for immediate occupancy. Accommodation comprises in brief, living room, separate fitted kitchen, three bedrooms and bathroom, with allocated and visitor parking.

Floor Plan



TOTAL FLOOR AREA: 632 sq ft. (58.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The vendor, agent and their employees accept no responsibility for any inaccuracies contained in this plan. Prospective purchasers must satisfy themselves as to the accuracy of the plan and its suitability for their intended use. Measurements are approximate and no guarantee is given as to their operability or efficiency can be given.
Marchwell M10000

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.