

1 bed apartment to buy in WN7

Garden Vale, Leigh, Greater Manchester, WN7 5SY

£49,950 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being sold via Secure Sale online bidding. Terms & Conditions
- ONE BEDROOM APARTMENT
- GROUND RENT £100/ANNUM
- BUILT IN 2006
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

We are delighted to offer, with no onward chain this fantastic one bedroom, second floor apartment in a popular and well regarded residential location on the outskirts of Leigh. Very well presented throughout, this property comprises in brief of communal and private entrance hallway, modern fitted kitchen with appliances, open plan living/dining room, large double bedroom, with three piece family bathroom completing the accommodation on offer. Outside are communal gardens and communal carpark, providing off road parking.

Early viewings highly recommended, all enquires welcome.

Buyers should take note of the additional information provided in the pack regarding the external wall.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 231

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £2,418.00

Price: Starting Bid £49,950

Property Type: Apartment

Parking: Allocated

Year built: 2006

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

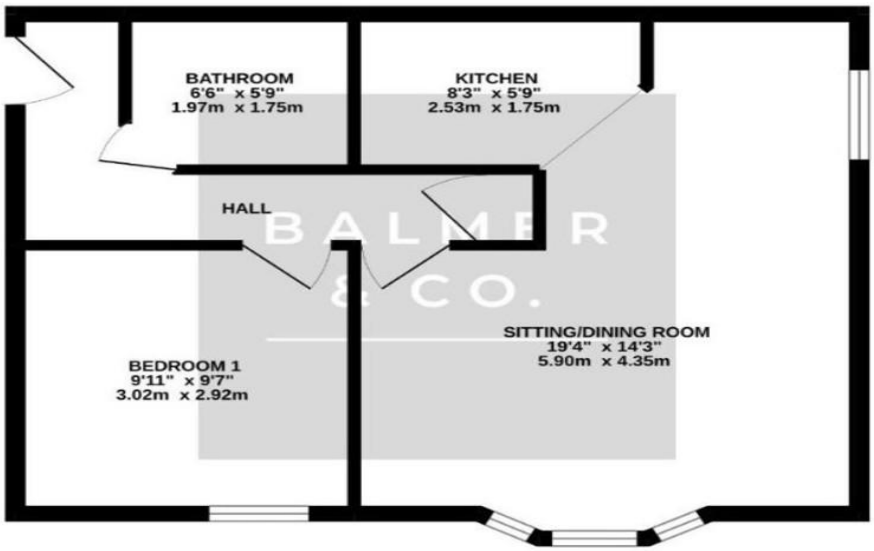
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

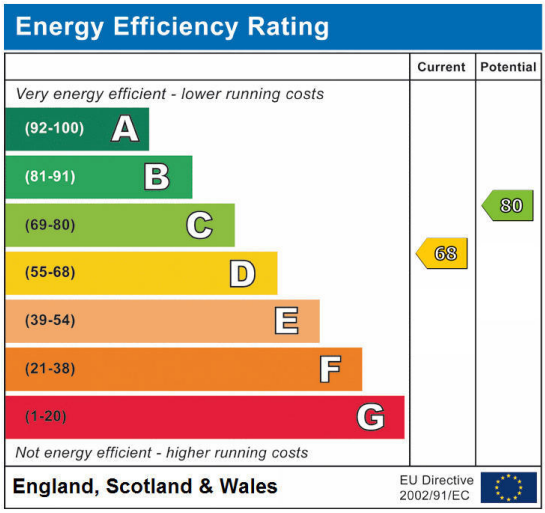
SECOND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



BALMER & CO.
SALES & LETTINGS

TOTAL FLOOR AREA : 444 sq.ft. (41.3 sq.m.) approx.

32 of 32 PHOTO-1-2.jpg



Garden Vale, Leigh, Greater Manchester, WN7 5SY

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

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.