



## Flat 8 Mabs Cross Court, 134 - 136 Standishgate

, Wigan, WN1 1ZL

**£775 PCM**



It is with great pleasure to be in a position to offer this recently decorated 2 bedroom, ground floor apartment on a development which is just a short walk from the town centre and all of its amenities. The property would be ideal for professional or couple providing luxury accommodation in the heart of the town centre which is also ideal for those who commute to other cities for work and therefore need the accessible transport links which the town centre provides. The property is also a five minute walk to Wigan Infirmary making this property ideal for doctors, nurses or hospital staff that are relocating to the area. The property comprises of Lounge / Dining Kitchen with integrated appliances, 2 spacious bedrooms - master with en-suite and bathroom. Gas Central Heating and Double Glazing throughout. Allocated parking bay and secure gated entrance. Early viewing is a must.



## GROUND FLOOR

Entrance / Hallway

Lounge / Kitchen / Diner

Master Bedroom

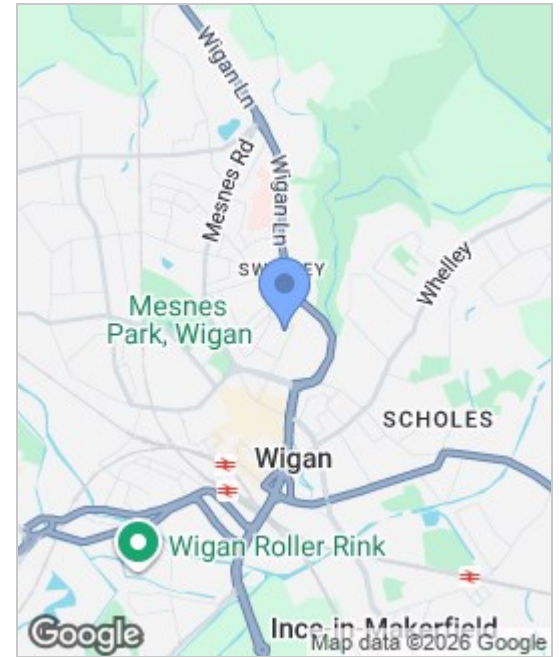
Ensuite

Bedroom 2

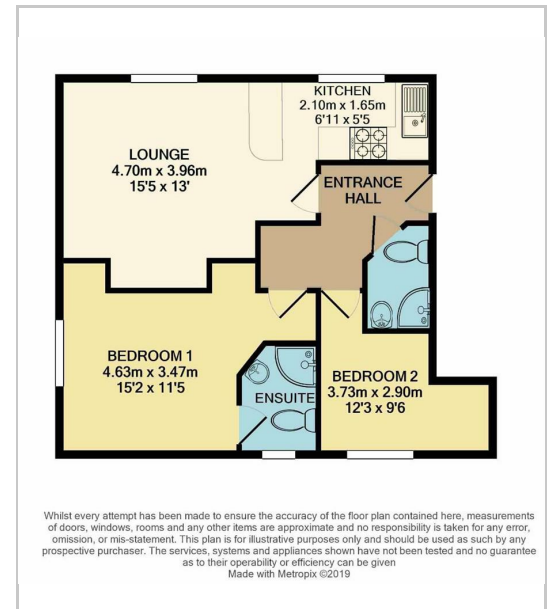
Bathroom

EXTERNAL

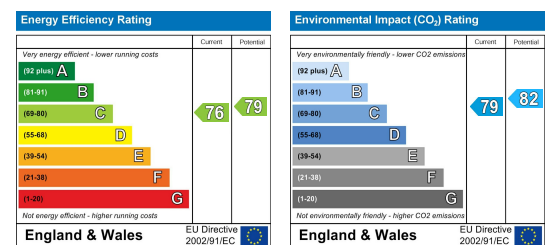
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



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