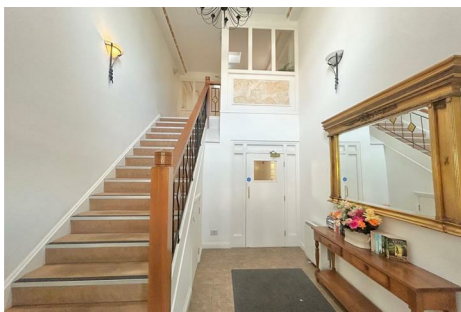


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Inglenook Court, Leigh

Situated in a lovely location and within a private gated development is this Georgian style ground floor apartment with two bedrooms offering well presented accommodation including well maintained communal gardens and private car park for residents

**Asking Price £129,950**

# 4 Inglenook Court

Leigh, WN7 2BQ



In further the accommodation comprises:-

**COMMUNAL ENTRANCE**

Very attractive Entrance Hallway with access to all floors via Lift and Stairs.

**APARTMENT 4 : GROUND FLOOR**

**ENTRANCE HALL**

Convector Heater.

**LOUNGE/KITCHEN AREA**

22'4 (max) x 9'7 (max). (6.71m'1.22m (max) x 2.74m'2.13m (max).)

Door to communal gardens. Convector Heater. Fully fitted modern kitchen with wall and base cupboards. Sink with mixer tap. Oven, hob and extractor hood. Plumbing for washing machine and Integrated Fridge Freezer.

**BEDROOM**

13'2 (max) x 8'10 (max) (3.96m'0.61m (max) x 2.44m'3.05m (max))

Convector Heater.

**BEDROOM**

10'7 (max) x 7'0 (max) (3.05m'2.13m (max) x 2.13m'0.00m (max))

Convector Heater.

**SHOWER ROOM**

8'8 (max) x 5'0 (max) (2.44m'2.44m (max) x 1.52m'0.00m (max) )

Large walk in shower. Built in vanity wash basin with storage. Low level WC. Partly tiled walls.

**OUTSIDE:**

**PARKING**

The property is entered via private electric gates and benefits from a private car park for residents.

**COMMUNAL GARDENS**

The property has the benefit of very attractive and well maintained communal gardens.

**TENURE**

Leasehold

**COUNCIL TAX**

Council Tax Band B

**SERVICE CHARGE**

£250.00 PCM

**GROUND RENT**

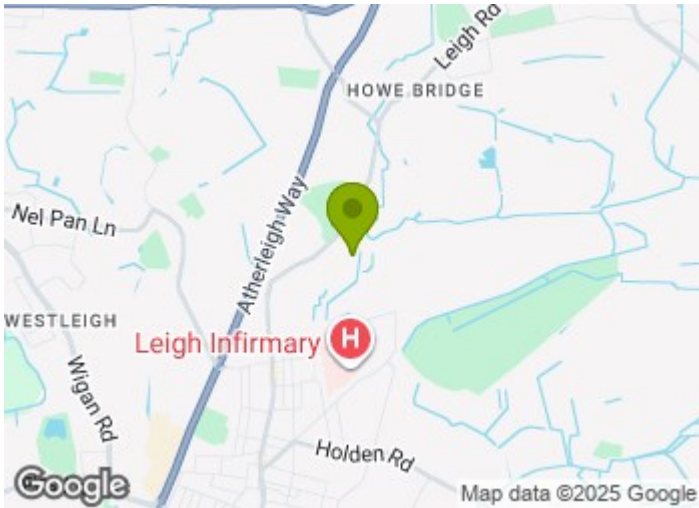
£100 Per Annum

**VIEWING**

By appointment with the agents as overleaf.

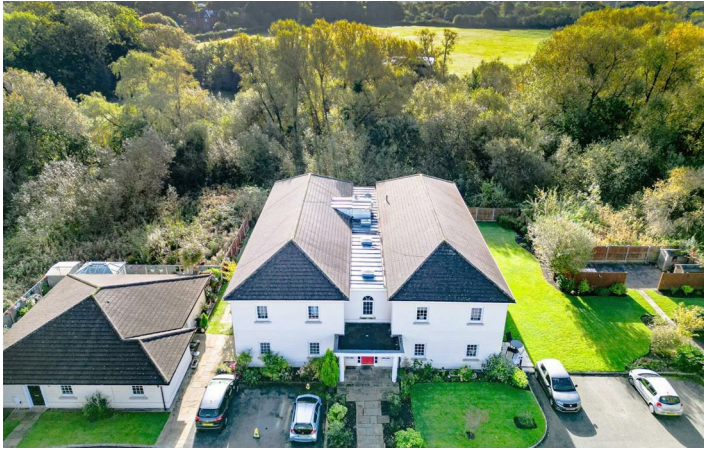
**PLEASE NOTE**

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 2BQ







Floor Plan



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative 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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY  
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		