

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Padiham Close, Leigh

Situated in a very popular residential location with excellent access to the V1 Guided Busway for social and commuter routes is this attractive one bedroom apartment on the ground floor offering an ideal first purchase with allocated car parking space

**Asking Price £99,950**

# 6 Padiham Close

Leigh, WN7 2RU



In further the accommodation comprises:- washing machine. Part tiled walls.

## GROUND FLOOR:

### COMMUNAL ENTRANCE

### GROUND FLOOR: APARTMENT 6

#### ENTRANCE HALL:

Overnight storage heater.

#### LOUNGE

14'0 (max) x 11'1 (max) (4.27m'0.00m (max) x 3.35m'0.30m (max) )

TTV Point. French doors leading to a flagged patio area and communal gardens. Overnight storage heater.

#### KITCHEN

10'6 (max) x 5'5 (max) (3.05m'1.83m (max) x 1.52m'1.52m (max) )

Fitted kitchen with wall and base cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Plumbing for

Convector heater.

#### BEDROOM

12'6 (max) x 8'8 (max) (3.66m'1.83m (max) x 2.44m'2.44m (max) )

Overnight storage heater.

#### BATHROOM

6'4 (max) x 5'4 (max) (1.83m'1.22m (max) x 1.52m'1.22m (max))

Panelled bath with overhead shower fitment and shower screen. Pedestal wash hand basin. Low level WC. Part tiled walls. Convector heater.

#### OUTSIDE:

#### PARKING

The property benefits from a private car park for residents which includes an allocated parking space.

#### COMMUNAL GARDENS

Mainly laid to lawn

#### TENURE

Leasehold

#### GROUND RENT

£50.00 per annum

#### SERVICE CHARGE FOR 2026

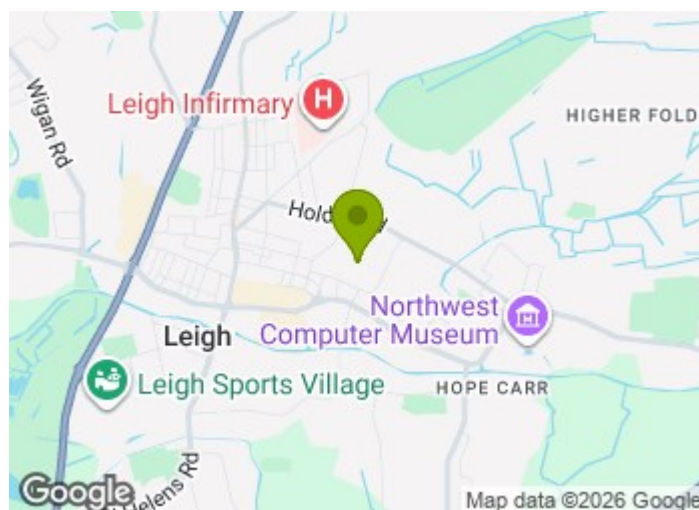
£1,340.75 per annum plus £212.86 for the reserve fund

#### COUNCIL AND TAX BAND

Wigan Council Tax Band A.

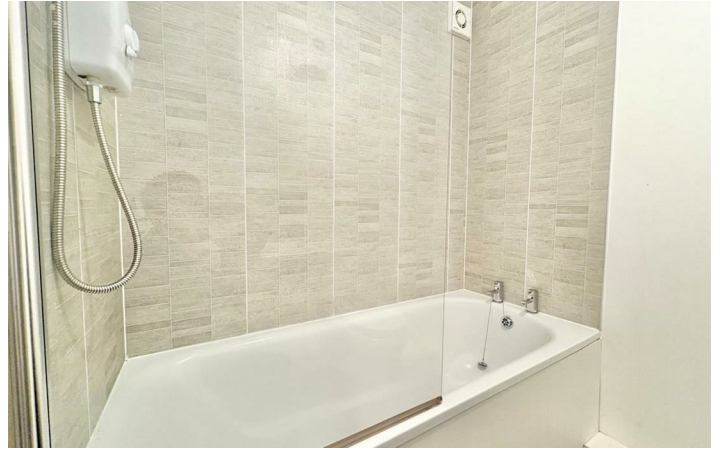
#### PLEASE NOTE

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.



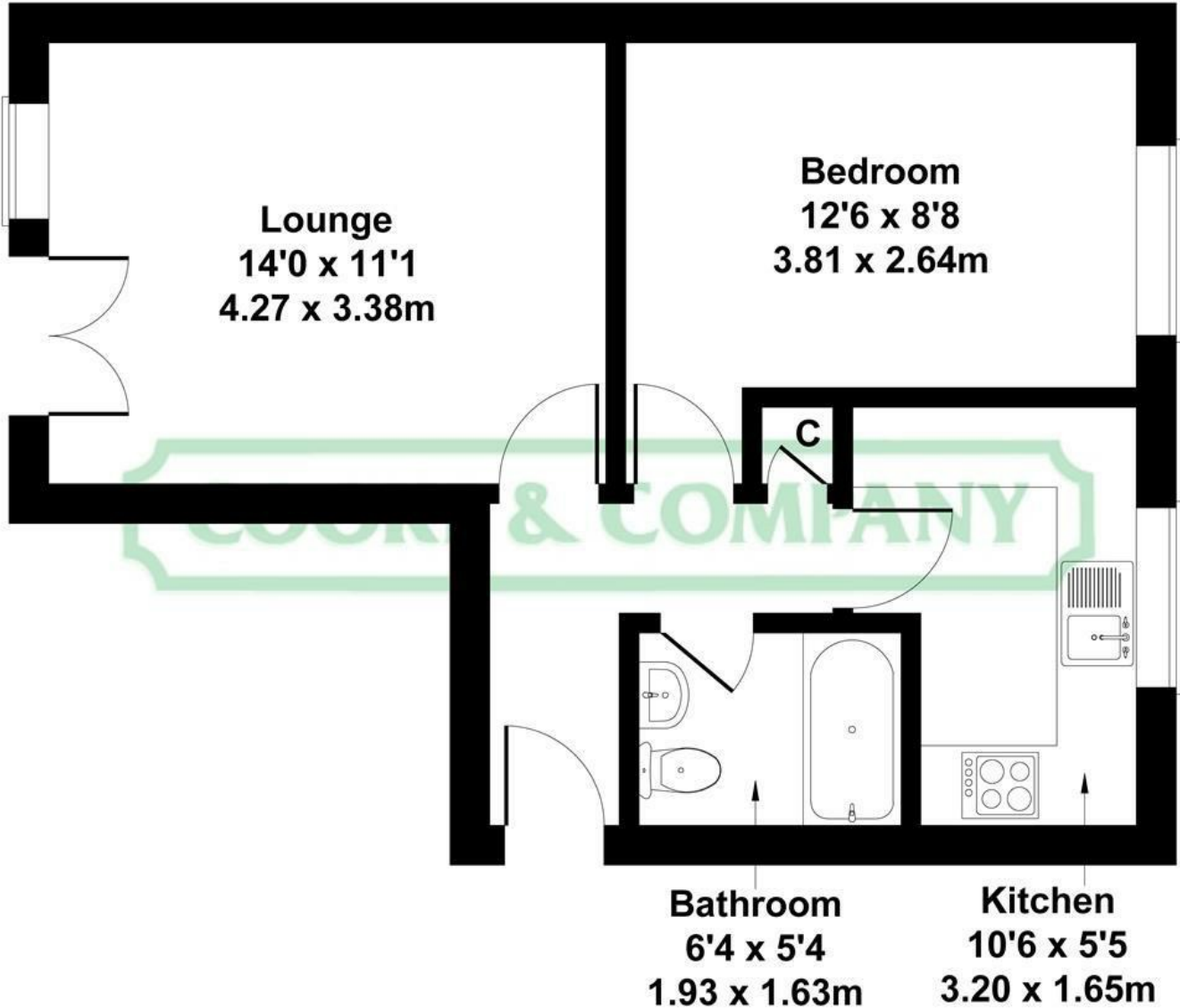
## Directions

WN7 2RU



## Floor Plan

Approximate Gross Internal Area  
442 sq ft - 41 sq m



Not to Scale. Produced by The Plan Portal 2026  
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	