

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 £125,000

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

£216.00 PCM

GROUND RENT

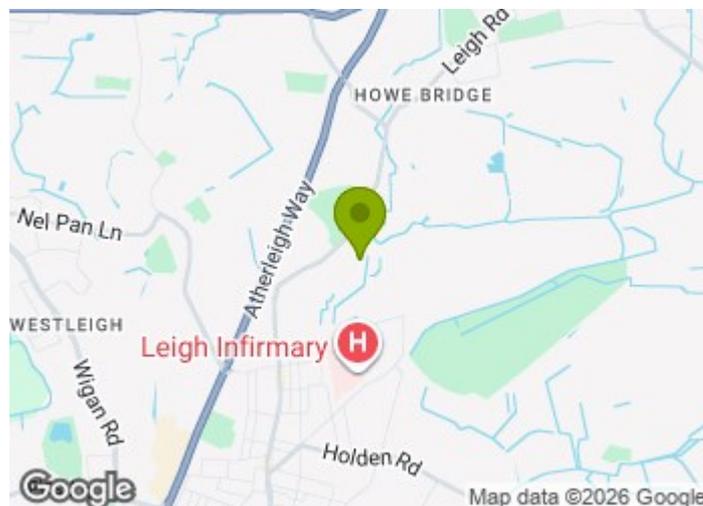
£100 Per Annum

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.



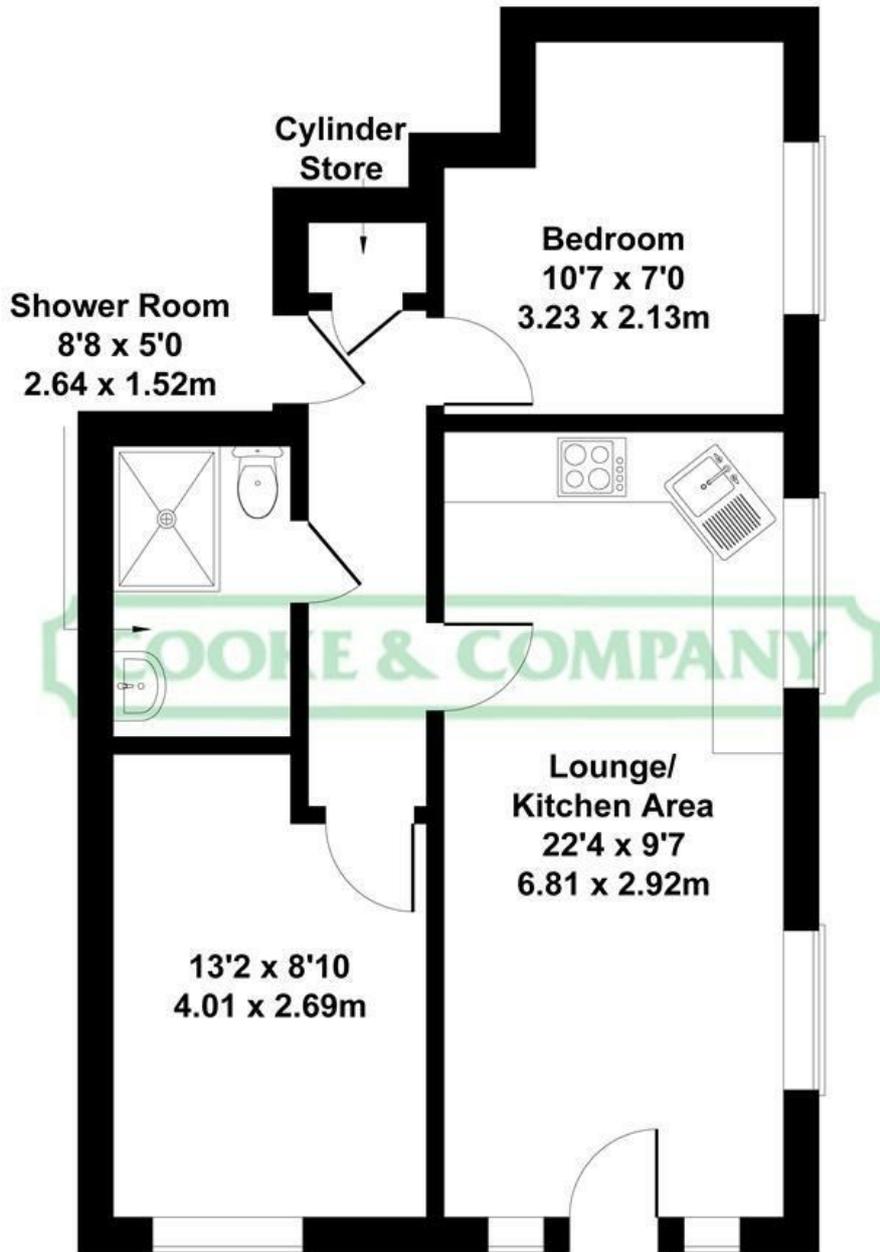
Directions

WN7 2BQ



Floor Plan

Approximate Gross Internal Area
540 sq ft - 50 sq m



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 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		74	80
(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	