



## 1 bed apartment to buy in WN7

Garden Vale, Leigh, Greater Manchester,  
WN7 5SY

**£54,950** Starting Bid

 x1  x1  x1

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

## 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 £54,950

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

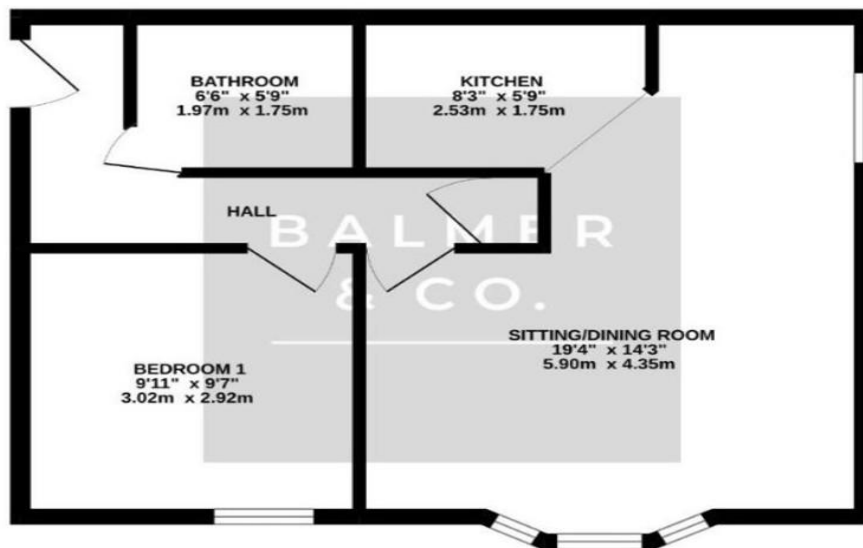
Electric: National Grid

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.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, eaves and any other items are approximate and the responsibility to take for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>	68		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Garden Vale, Leigh, Greater Manchester, WN7 5SY

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

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