



Brentwood Grove,
Leigh,
Greater Manchester.
WN7 1UG

110,000



- Offered with no onward chain
- Secure entry
- First floor apartment
- Two bedrooms
- Well maintained & presented
- Allocated parking
- Close to local amenities



Ref: PRA11447

Viewing Instructions: Strictly By Appointment Only

General Description

The apartment features two generously sized bedrooms, providing ample space for rest and relaxation. The neutral colour palette creates a soothing ambiance, allowing you to personalize the space to your liking.

The well-appointed kitchen is a chef's delight, equipped with modern appliances and ample counter space for culinary endeavours. Whether you're preparing a quick meal for yourself or hosting friends and family, this kitchen is both functional and stylish.

One of the highlights of this property is the allocated parking space, ensuring that you always have a convenient and secure place for your vehicle. No need to worry about parking on the street – your designated spot is just steps away from the entrance.

For added peace of mind, the apartment complex features secure entry, providing an extra layer of safety and privacy. This feature ensures that residents can enjoy a sense of security in their home.

Brentwood Grove, Leigh, is set within a sought-after neighbourhood known for its tranquility and proximity to essential amenities. From shopping centers to parks and recreational areas, everything you need is within easy reach.

Don't miss the opportunity to make this two-bedroom first-floor apartment your home. Experience the comfort, convenience, and security that come with living in Brentwood Grove, Leigh.

Tenure: Leasehold, Ground rent £150 per annum (service charge- £1018.64)
EPC: Applied for
Council Tax: A

Please note: Electrical or other appliances, service installations, heating systems, security alarm systems and satellite receiving equipment, where applicable, have not been tested and interested parties are recommended to carry out their own investigations as to their condition and serviceability before contracts are exchanged. All measurements are approximate and have been obtain by a laser measuring device. The photographs are for illustration purposes only it should not be assumed that any contents, furnishings or furniture shown on the photographs are included in the sale nor should it be assumed that the property remains as displayed in the photographs.

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Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Leasehold

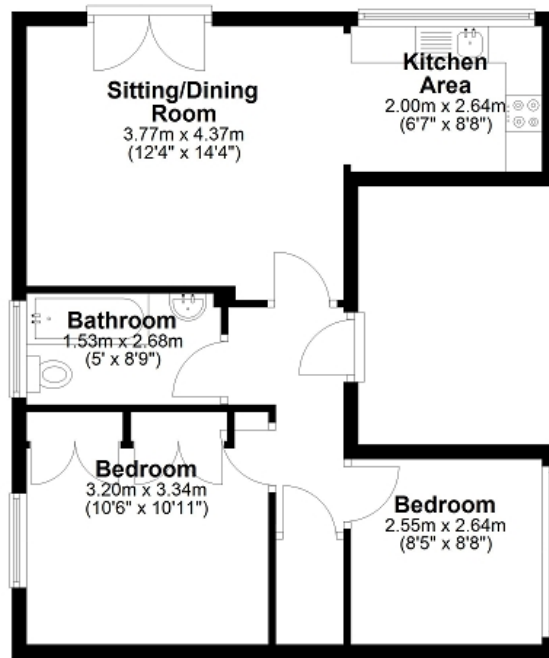
Council Tax

Band Not Specified



First Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



Total area: approx. 49.6 sq. metres (534.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement
Plan produced using PlanUp.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.