



Hamiltons
Estate Agents

Redfield Croft

WN7 1EN



- TWO BEDROOMS
- FIRST FLOOR
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY
- EN SUITE
- CLOSE TO THE LOCAL GUIDED BUS ROUTE

HAMILTONS ESTATE AGENTS are delighted to bring to market this two bedroom first floor apartment. Offered with NO ONWARD CHAIN this lovely apartment comprises of; Communal Entrance, Hallway, Open Plan Lounge/Kitchen, Two Bedrooms and a Bathroom. Externally this property has allocated parking. HAMILTONS ESTATE AGENTS are delighted to bring to market this two bedroom first floor apartment. Offered with NO ONWARD CHAIN this lovely apartment comprises of; Communal Entrance, Hallway, Open Plan Lounge/Kitchen, Two Bedrooms and a Bathroom. Externally this property has allocated parking. Internal viewing highly advised.

Tenure: Leasehold- ?75 per annum 125 year lease. Built 2006.
Management Charges: ?95.59 per month.
Council Tax Band: A
EPC RATING:D

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 obtained 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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or make the same available on any website. **IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Price: £125000

**Hamiltons of Leigh
90 St. Helens Road,
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