



Brentwood Grove, WN7 1UG £800 PCM

A well-presented and spacious top floor apartment, ideally located in a sought-after area of Leigh. The property comprises a welcoming hallway, a bright open-plan kitchen and living area, two generously sized double bedrooms, with the master benefiting from an en-suite, and a modern three-piece bathroom.

Further features include gas central heating, uPVC double glazing, neutral décor and flooring throughout, as well as an allocated parking space.

The apartment is set within a quiet development, conveniently positioned close to local amenities and transport links.

Early viewing is highly recommended.



Disclaimer:

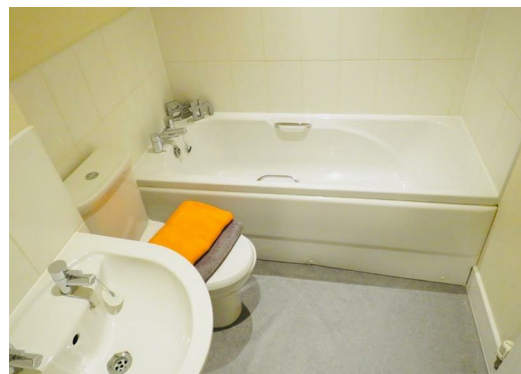
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property. Please contact 01706 823 131 for further details.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(13-20) G			
Not energy efficient - higher running costs			
England & Wales		82	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(13-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		86	86
		EU Directive 2002/91/EC	



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