



Apartment 1, Baileys Court, Hallgate, Wigan, WN1 1LR

A contemporary upper floor 1 bed apartment with convenient town centre location.



- Contemporary upper floor apartment
- Open plan living area
- Immediately available
- Viewings essential
- 1 Bedroom
- Gas & water within rental cost
- Central town centre location
- 260 SQFT

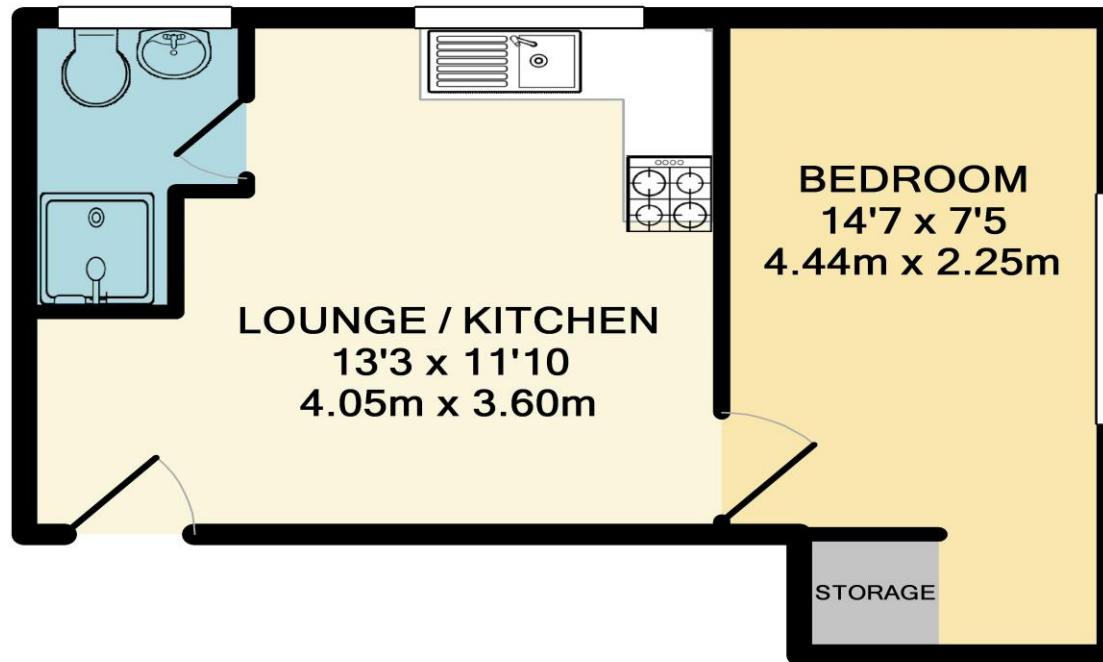
Enjoying the convenience of a town centre location & available for immediate let - this immaculate & modern upper floor apartment offers affordable, low maintenance living and early viewings are essential. The apartment is impeccably presented & comprises an open plan lounge / dining area & kitchen, plus 1 bedroom and a modern shower room. The finish & decor are light, contemporary and ready for clients to just move straight in & start unpacking.

The apartment is ideally located for both train stations & the bus station, making it very convenient for commuting to Manchester or Liverpool. With many local amenities, including shops, bars and restaurants, it is also handy for anyone working at the Royal Albert Edward Infirmary or Wigan College of Technology. Furthermore, all rental costs include the heating and water within the price. Viewings are essential.





**REGAN &
HALLWORTH**
The Professional Estate & Letting Agents



TOTAL APPROX. FLOOR AREA 260 SQ.FT. (24.2 SQ.M.)

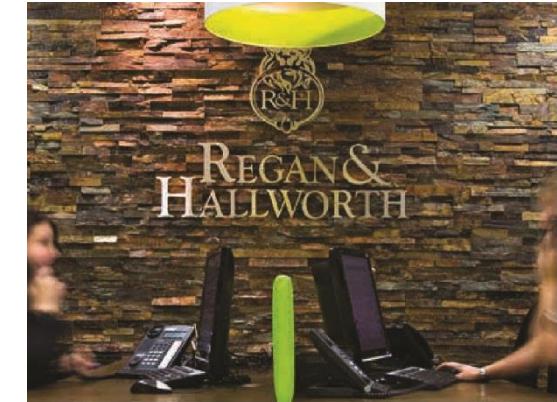
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan**: 01942 244991 | **West Lancashire**: 01695 585258 | **Chorley**: 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	GO



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