

## THE SPIRES, LEIGH, LANCASHIRE

Style, comfort and convenience make this smart, select development of just 18 high specification properties a perfect example of contemporary apartment living at its most appealing.



Meticulously designed and craftsman built to a high standard, to blend serenely with its historic surroundings in Leigh's Old Town, the Spires achieves a mix of practical, modern styling and traditional charm. Each interior is superbly planned, well-proportioned and finished with exceptional attention to detail to create a distinguished apartment that instantly feels like home

Set within gated, landscaped grounds, neighbouring 16th century St Mary the Virgin church, The Spires commands a sought after location, quiet yet extremely convenient and within a short stroll of Leigh's bustling centre. The town boasts a full compliment of shops, leisure, sport - Leigh Centurians rugby league team are its local heroes - and other facilities. A local market operates six days a week and the town is well served by schools and further education establishments including Wigan & Leigh College.

### Summary of features

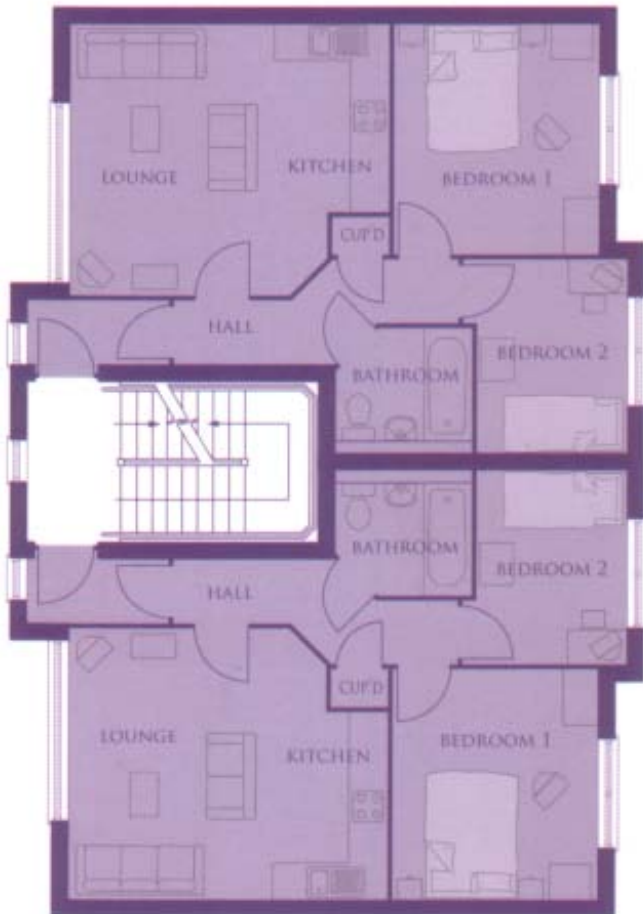
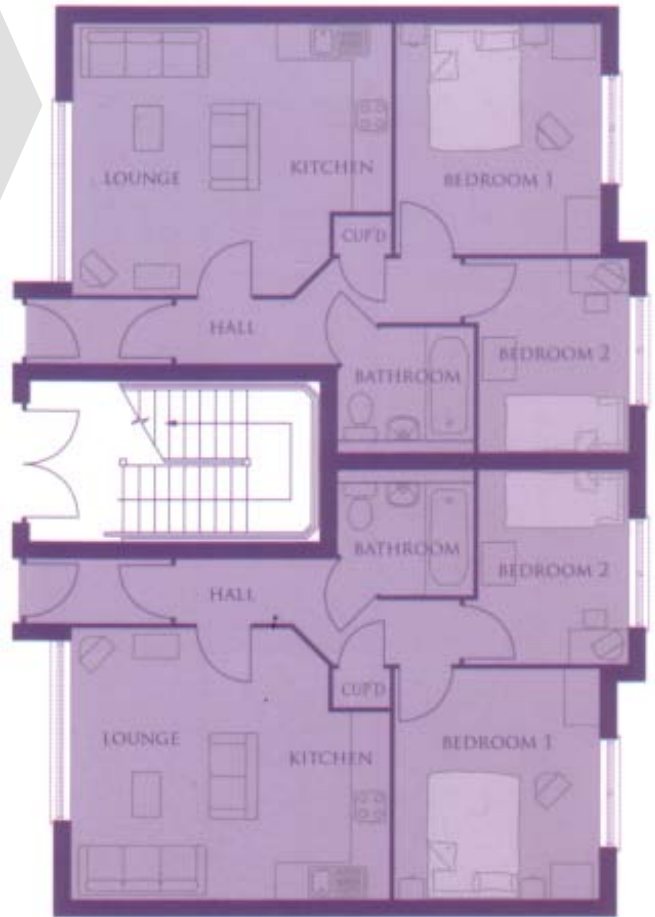
Superb discounts on these two m bedroom apartments with all town centre amenities and strong lettings demand.

- Six two bedroom apartment's
- 18% Discount offered
- Stamp duty exempt
- Immediate equity £22,000
- Completed mid December 2006
- Quick access to motorways
- Excellent location

# Floor plan

**BLOCK 1**  
**GROUND FLOOR APTS 1 & 2**  
**BLOCK 2A**  
**GROUND FLOOR APTS 7 & 8**

Lounge/Kitchen	5.15 x 4.40 (17'10" x 14'5")
Bedroom 1	3.70 x 3.30 (12'2" x 11'10")
Bedroom 2	3.16 x 2.40 (10'4" x 7'10")
Bathroom	2.20 x 2.00 (7'3" x 6'7")



**BLOCK 1**  
**SECOND FLOOR APTS 5 & 4, 5 & 6**  
**BLOCK 2A**  
**SECOND FLOOR APTS 9 & 10, 11 & 12**

Lounge/Kitchen	5.15 x 4.40 (17'10" x 14'5")
Bedroom 1	3.70 x 3.30 (12'2" x 11'10")
Bedroom 2	3.16 x 2.40 (10'4" x 7'10")
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## Location



Commuter friendly Leigh is ideally placed for travel locally, around the region and further afield.

Located between Manchester and Liverpool, it sits two miles from the East Lancashire Road which links these two commercial and cultural hotspots. It is within a five mile drive of three motorways, the M6, M62 and M61. This provides direct and easy access to the major employment belts of Trafford Park, Haydock, and Knowsley.

Manchester International Airport is within 20 minutes drive and rail links to London are at hand in nearby Wigan and Warrington



## Development details

Developer	Rosedale Property Developments Ltd
Description	Two bedroom apartments with secure parking
Number of units	Six
Discount offered	18%
Parking	Included
Freehold/leasehold	Leasehold
Ground rent	£125 pa
Management company	TBC
Management fee	£870 pa
Reservation fee	£500
Date of exchange	28 days from reservation
Contract fully assignable	Yes
Lifts	None
Shared Equity	None
Commercial units	None
Warranty cover	10 year NHBC
Stamp duty	Exempt under £125k
Council tax	to be advised
Other special features	None

## Internal views



## Prices

Flat No	List Price (see note 1)	RentalPCM (see note 2)	Area Sq ft (see note 3)	Price per Sq ft	Rent per Sq ft
7	£122,000	£475	602	£202.66	£0.79
8	£122,000	£475	602	£202.66	£0.79
9	£122,000	£475	602	£202.66	£0.79
10	£122,000	£475	602	£202.66	£0.79
11	£122,000	£475	602	£202.66	£0.79
12	£122,000	£475	602	£202.66	£0.79

**Note 1** A discount of 18% below this price is offered

**Note 2** Rental expectation is based on enquiries made by the diligence study undertaken by Blue Haze.

**Note 3** Areas exclude any external balconies, patios or decking.

### Transaction structure

Reservation fee	Reservation fee £500 payable to Rosedale Property Developments Ltd
Deposit on exchange	Deposit on exchange not required - simultaneous exchange and completion
Completion	Completion anticipated mid February 07
Arrangement fee	Arrangement fee 3% of list price plus VAT fee

# Outline Specification

## Kitchen

- Wide choice of door and coordinated worktop finishes
- Each kitchen individually designed
- Stainless steel sink top and taps
- Waste Disposal Unit
- Integrated Oven And Hob
- Plumbed for washing machine
- Stainless steel chimney hood
- Choice of floor finished
- Extensive choice of porcelanosa wall tiles to coordinate kitchen unit

## Bathrooms

- Sanitary Ware - Twyfords view range with luxury chrome fittings
- Thermostatic showers
- Glass screen to baths
- Extensive choice of porcelanosa wall tiles to coordinate the bathroom suite
- Quality shower cubicle and screen to en-suite bathrooms

## Heating and Thermal insulation

- A Gas central heating system with energy efficient combination boiler and thermostatic radiator valves is provided to all apartments
- All windows are double glazed in UPVC frames
- All properties are constructed to the latest standards in thermal efficiency and NHBC requirements

## Decorations Generally

- Ceilings are to be plaster skim finish painted with white emulsion
- Walls are to be plaster skim finish painted with magnolia emulsion
- All internal joinery finished in white gloss paint
- Panelled internal doors finished in white gloss paint with quality chrome furniture
- Internal skirting and architrave to be traditional moulded style

## Electrical

- Shaver points to all bathrooms
- BT point to all bedrooms and lounges
- Ample supply of power and lighting points
- Satellite & TV aerial installation to lounge and bedroom one

## Security and Safety

- All windows to be UPVC double glazed with locking handles
- All entrance doors to include a door viewer, security chains and quality locks
- All properties to have burglar alarm and mains/battery operated smoke detectors
- Main entrances to apartments to have an audio door entry system connected to telephone handsets in apartments
- External entrance doors are to be high security steel

## Externals

- Parking areas and access road finished in tarmacadam
- Landscaping works and site surrounds to local authority approval
- External lighting to car parking areas
- Car parking areas to have electronically operated entrance gates