



**Floor Plan**

Total floor area 68.0 sq.m. (732 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**HILL VIEW COURT, ASTLEY BRIDGE, BL1 8NU**



- 1 Bed Apartment Investment Opportunity
- Currently tenanted at £425 pcm
- Hall/lounge/outdoor patio area
- 1 Double fitted bedroom
- Prof fitted kitchen/3 piece shower room
- Popular location/excellent amenities
- Communal gardens/parking
- No upward chain!



**£65,000**

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[www.cardwells.co.uk](http://www.cardwells.co.uk)

Cardwells can introduce you to Independent financial advisors who have access to the whole mortgage market. Please ask for assistance.

[www.rightmove.co.uk](http://www.rightmove.co.uk)

**BOLTON**

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Attention buy to let investors! A one bed apartment situated on Hill View Court in the heart of Astley Bridge, Asda is a short walk away with fantastic transport links and amenities on the doorstep. Currently occupied by a tenant paying £425 pcm and briefly comprising: Communal entrance door, hall, lounge with sliding uPVC doors giving access to a small outdoor patio area, professionally fitted kitchen, fitted double bedroom and a three piece shower room. Warmed by electric heating and uPVC double glazed throughout this is the perfect opportunity to add to a property portfolio. Viewings are available, strictly by appointment via Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

External intercom, communal hallway.

Timber entrance door into.

**Hall:** 10' 0" x 3' 5" (3.05m x 1.04m) Fitted carpets, double built in storage units.

**Lounge:** 9' 9" x 13' 11" (2.97m x 4.24m) Laminate flooring, uPVC sliding door giving access to the patio area, wall mounted electric heater

**Kitchen:** 12' 11" x 6' 11" (3.93m x 2.11m) Professionally fitted kitchen comprising 1 1/2 bowl sink unit with mixer tap over, base and wall units, worktops, cushion flooring, space for white goods, two uPVC double glazed windows, wall mounted electric heater.

**Bedroom:** 9' 5" x 13' 10" (2.87m x 4.21m) Fitted furniture, carpets,

**Shower room:** 6' 4" x 6' 11" (1.93m x 2.11m) Three piece suite comprising WC, pedestal wash basin, corner shower cubicle, full wall tiling, frosted uPVC double glazed window.

**Outside:** To the outside are well maintained communal gardens and parking

**Tenure:** The property is Leasehold, 999 years from 29 September 1978. We are advised the ground rent is £35 and the service charge is £80 pcm

**Council tax band:** Band A

**Viewings:** In the first instance a walk-through viewing video is available to watch. Private viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Thinking of selling:** If you are thinking of selling a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Arranging a mortgage:** Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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**Please note: all viewings are by appointment only through our BOLTON Office**

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