



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	72	76

EU Directive 2002/91/EC  
England & Wales  
www.epca.gov.uk

**MOSS BANK HOUSE, CAPITOL CLOSE, BL1 6LU**



- Stunning ground floor apartment
- Very spacious & modern interior
- Moss Bank Park & Barrow Bridge
- 2 bedrooms, master bed with en-suite
- Approximately 850 sq ft
- Contemporary kitchen-dining room
- Lovely surroundings
- Viewing highly recommended



**£220,000**

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Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



A stunning two bedroom ground floor apartment, situated in an attractive stone building, dating back to the 1800's. The property was converted into apartments in the 1990's. Capitol Close is tucked away just off Moss Lane, close to Moss Bank Park and the heart of Barrow Bridge. The vendors have updated the property in recent years creating a lovely contemporary interior. The accommodation briefly comprises, entrance hall, lounge, kitchen dining room, master bedroom with an en-suite shower room, bedroom two and a shower room. Outside, there are Communal garden areas and parking to the front of the property. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment 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). A walk through viewing video is available to watch in the first instance.

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

**Communal entrance hall:** Security entry system.

**Hallway:** Radiator, coving and inset spotlights to the ceiling, two built-in storage cupboards, doors leading to:

**Lounge:** 18' 5" x 11' 9" (5.605m x 3.575m) Three leaded light double glazed windows to the front aspect, two radiators, feature marble effect fireplace incorporating, an electric fire, coving to the ceiling.

**Kitchen Dining Room:** 16' 0" x 10' 8" (4.88m x 3.261m) Leaded light double glazed window to the front aspect, contemporary fitted wall and base units with complementary, working surfaces and splashbacks, built in oven, built in microwave, inset halogen hob concealed extractor fan above, space for an American fridge freezer, inset sink unit with mixer tap, space and plumbing for a washing machine, space for a tumble dryer, tiled floor, radiator, coving, inset spotlights to the ceiling.

**Bedroom One:** 16' 6" x 11' 5" (5.035m x 3.476m) Leaded light double glazed window to the front aspect, radiator, fitted wardrobes and matching drawers.

**En-suite Shower Room:** 7' 11" x 6' 4" (2.419m x 1.933m) Modern suite comprising, shower cubicle, wash basin with mixer tap inset to a vanity cupboard, WC, tiled floor, tiling to the walls, chrome plated towel rail, fitted vanity cupboards, inset spotlights to the ceiling.

**Bedroom Two:** 11' 8" x 10' 5" (3.562m x 3.182m) Leaded light double glazed window to the front aspect, radiator below, built-in double wardrobe.

**Shower Room:** 7' 7" x 6' 5" (2.323m x 1.947m) Contemporary suite comprising, shower cubicle, wash basin, with mixer tap, fitted vanity units, tiled floor, part tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling.

**Outside:** There are communal gardens and parking to the front of the building.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold - 999 years from 24 June 1993.

**Council Tax:** Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band E with Bolton Council at an approximate cost of around £2395 per annum.

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment 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). A walk through viewing video is available to watch in the first instance.

**Thinking of selling or letting:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: 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)

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