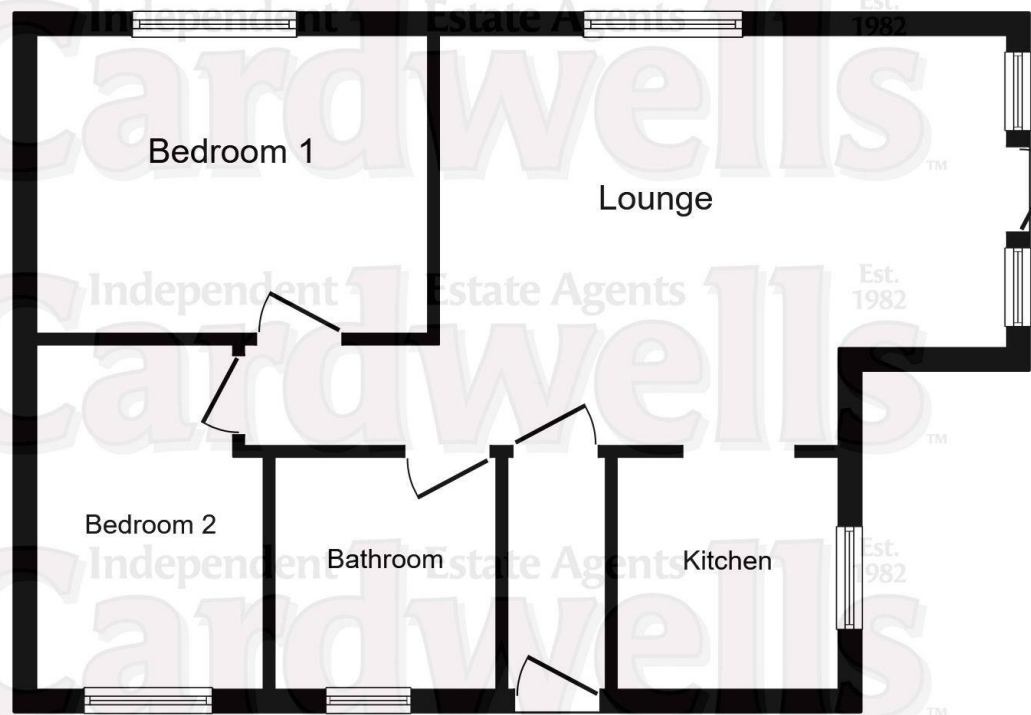




Independent Estate Agents
Cardwells Est. 1982

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GREENMOUNT COURT, HEATON, BL1 5HD



Floor Plan

- Well presented ground floor apartment
- Exclusive over 55's development
- Lounge/professionally fitted kitchen
- Two double bedrooms/fitted master
- Vacant possession
- Warmed by electric heating/upvc dg
- Ample residents and visitors parking
- Close to amenities/transport links



Offers in Excess of £130,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton are pleased to offer onto the market this very well presented two bedroom ground floor apartment on the exclusive over 55's Greenmount Court development in Heaton. Tucked away just off Greenmount Lane and in close proximity to the areas with highly regarded local nurseries, schools, fabulous amenities and excellent transport links are all within close proximity. Warmed by electric heating and UPVC double glazed throughout, the apartment itself is accessed via a communal entrance and briefly comprises: hallway, lounge with feature fireplace and surround, professionally fitted kitchen, two double bedrooms, the master has fitted wardrobes and a well appointed three piece shower room. To the outside there are very well maintained communal gardens and there is readily available parking for both residents and visitors. Please note that this property is currently being processed for probate which we understand may take approximately 16 weeks until grant of probate is issued. Viewings can easily be arranged by contacting Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal entrance timber door into:

Hallway 3' 0" x 7' 1" (0.91m x 2.16m) Two built in storage cupboards, timber door into:

Lounge: 18' 4" x 12' 7" (5.58m x 3.83m) Feature fireplace and surround with inset electric fire, wall mounted electric heaters x 2, uPVC door giving access to the front and uPVC double glazed window.

Kitchen: 7' 11" x 6' 9" (2.41m x 2.06m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, space for white goods, complementary brick tiled splash backs, uPVC double glazed window.

Bedroom One: 11' 11" x 9' 1" (3.63m x 2.77m) Fitted wardrobes, uPVC double glazed window, wall mounted electric heater.

Bedroom Two: 6' 11" x 10' 6" (2.11m x 3.20m) uPVC double glazed window, wall mounted electric heater.

Shower Room: 6' 9" x 6' 0" (2.06m x 1.83m) Three piece suite comprising wc, pedestal wash basin, walk in shower cubicle with electric shower, frosted UPVC double glazed window, wall mounted heated towel rail.

Outside To the outside there are very well maintained communal gardens and readily available residents and visitors parking.

Council Tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band C and the current cost is £1812.32 per annum payable to Bolton council.

Plot Size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 0.02 of an acre with living space of approximately 704 ft.²

Flood Risk: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area

Tenure: Cardwell Estate Agents Bolton pre market research indicates that the property is of a Leasehold tenure of 99 years from 2009.

Conservation area: Cardwells Estate Agents Bolton pre market research advises that the property is in the conservation area of Chorley New Road

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 or visiting: 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 or visit: 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 or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

