



Independent Estate Agents Est. 1982  
**Cardwells**™

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

**36 FLETCHER COURT, MANCHESTER, GREATER  
 MANCHESTER M26 1PZ**



- 2 bed furnished ground floor apartment
- Hall/lounge/professionally fitted kitchen
- Two bedrooms/well appointed shower room
- Allocated parking/excellent transport links
- Warmed by electric heating/double glazed
- Minimum 12 month lease
- EPC rating C
- Council tax band B



**£950.00 PCM**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		69	79

England & Wales EU Directive 2002/91/EC

www.epc4u.com

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Incorporating: Wright Dickson & Catlow, WDC Estates  
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Offered to the fully managed rental market for a minimum 12 month term by Cardwells Letting Agents Bolton is this very well presented part furnished two bedroom ground floor apartment. Situated on Fletcher Court and as such ideally situated for the areas popular bars and restaurants, local amenities and excellent transport links with Kearsley train station a short walk away. Warmed by electric heating and double glazed throughout the apartment briefly comprises: Communal entrance door, timber door into the apartment, hallway, lounge, professionally fitted kitchen, two bedrooms and a well appointed three piece shower room. To the outside is all allocated parking for one car and there are very well maintained communal gardens. Viewings can easily be arranged by ringing Cardwells Letting Agents Bolton, seven days a week on 01204381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). Please watch the online walk through video prior to booking your personal inspection.

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

**Entrance** Communal entrance door, timber door giving access to the apartment.

**Lounge** 17' 1" x 13' 7" (5.20m x 4.14m) Quality fitted wooden flooring, timber double glazed window, wall mounted electric heater.

**Kitchen** 7' 6" x 5' 0" (2.28m x 1.52m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, oven, four electric hob with extractor above, integrated fridge freezer, freestanding washing machine .

**Bedroom One** 12' 0" x 5' 8" (3.65m x 1.73m) Quality fitted flooring, timber double glazed window, wall mounted electric heater .

**Bedroom Two** 9' 10" x 7' 3" (2.99m x 2.21m) Quality fitted flooring, timber double glazed window, wall mounted electric heater.

**Shower Room** 8' 7" x 6' 7" (2.61m x 2.01m) Well appointed three piece suite comprising WC, wash basin on a vanity unit, walk in shower cubicle, full wall tiling.

**Outside** To the outside there are very well maintained communal gardens.

**Parking** To the outside there is allocated parking for one car.

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £1,665.31 per annum payable to Bolton council.

**Tenure** Cardwells Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure.

**Conservation Area** Cardwells Letting Agents Bolton pre market research indicates that the property is in the conservation area of Ringley Fold.

**Flood Risk Information** Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

**Holding Deposit** A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

**Deposit Option** A deposit of 5 weeks rent is payable should you choose the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**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.

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

