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**LEVER HOUSE, GREENMOUNT LANE, BOLTON, BL1 5JF**



- Luxury penthouse apartment
- Exclusive gated development
- Superb location off Greenmount Ln
- Quality kitchen with appliances
- Large open plan lounge diner
- 2 Double beds, master en suite
- Beautiful bathroom suite
- Early vacant possession, NO CHAIN



**O/O £175,000**

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Est. 1982

**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**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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 superbly appointed luxury penthouse style (top floor), lift served apartment situated in this exclusive small development of similar high calibre properties, set behind secure wrought iron gates and within well maintained grounds. Importantly the property is sold with no further onward chain delay. The development is situated in one of Bolton's most desirable locations, being just off Greenmount Lane, the superb amenities of the area are within easy reach, including: sports clubs, restaurants, shops, the local countryside and superb travel links by road and rail as well as Bolton School. The accommodation is very well presented and appointed and is lift served, briefly comprises: reception hallway, with large storage area off, large open plan lounge diner with Juliette balcony, luxury fitted kitchen complete with integrated appliances, two double bedrooms, the master having a lovely three price shower room en suite off and there is a superb bathroom suite. Externally there are very well maintained communal gardens, and the allocated parking is accessed beyond the secure remotely operated wrought iron vehicle gates. The stunning apartment benefits from double glazed Georgian style sash windows, gas combination central heating, a security alarm, video entrance system and importantly, is available with no further upward chain and early vacant possession.

Viewing is highly recommended, and can be arranged via an advanced appointment with Cardwells Estate Agents Bolton on 01204381281 or via email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) Selling your property? Call Cardwells for a free no obligation valuation from professionally qualified and experienced staff. Offices open and accompanied viewings undertaken 7 days a week, No Sale No Fee, please call Cardwells Estate Agents Bolton on 01204 381 281.

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

**A lift served luxury apartment positioned on the upper floor of this exclusive development, the entrance door leads to the reception hallway.**

**Reception Hallway** 16' 1" x 8' 9" (4.90m x 2.66m) Tall feature radiator, video/Telephone entrance system, spot lighting, 7' x 8' walk-in storage space off which contains the gas combination central heating boiler.

**Lounge/Diner** 24' 11" x 12' 9" (7.59m x 3.88m) A beautiful room with four Georgian style double glazed windows and a double glazed door and Juliet balcony overlooking the communal gardens, spot lighting, two radiators, fitted blinds, double doors off to the kitchen.

**Kitchen** 14' 2" x 7' 9" (4.31m x 2.36m) A high specification fitted kitchen with an excellent range of matching drawers, base and wall cabinets, integrated dishwasher, integrated washing machine/dryer, integrated fridge / freezer, oven / grill, four ring gas hob with an extractor over, complimentary wall and floor tiling, radiator.

**Master Bedroom** 15' 8" x 10' 8" (4.77m x 3.25m) Double glazed Georgian style sash window, fitted blinds, radiator, spot lighting, en suite off.

**En-Suite** 5' 6" x 4' 3" (1.68m x 1.29m) A quality white three-piece shower room suite comprising: corner shower cubicle, pedestal wash hand basin and dual flush WC, heated towel rail, complimentary floor and wall tiling, spot lighting.

**Bedroom Two** 17' 0" x 9' 11" (5.18m x 3.02m) Double glazed Georgian style sash window, fitted blinds, radiator.

**Bathroom** 12' 0" x 5' 10" (3.65m x 1.78m) A quality white three-piece bathroom suite comprising: Bath with shower over and fitted glass shower screen, pedestal wash hand basin, dual flush WC, heated towel rail, spot lighting and complimentary wall and floor tiling.

**Gardens** We understand the property enjoys use of the communal gardens which are particularly well maintained and extend all around the property.

**Parking** Accessed via wrought iron remotely operated entrance gates and there is allocated parking.

**Management Fees** We are advised the service charge is £3000 annual ground rent £250

**Viewings:** All viewings are through Cardwells Estate Agents, Bolton 01204 381281 or via [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**Council tax:** Cardwells estate agents Bolton research shows the property is band D annual charges of £2147.

**Flood risk information:** 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 in conservation area Chorley New Road

**Thinking of selling or letting in Bolton:** 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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)

**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

