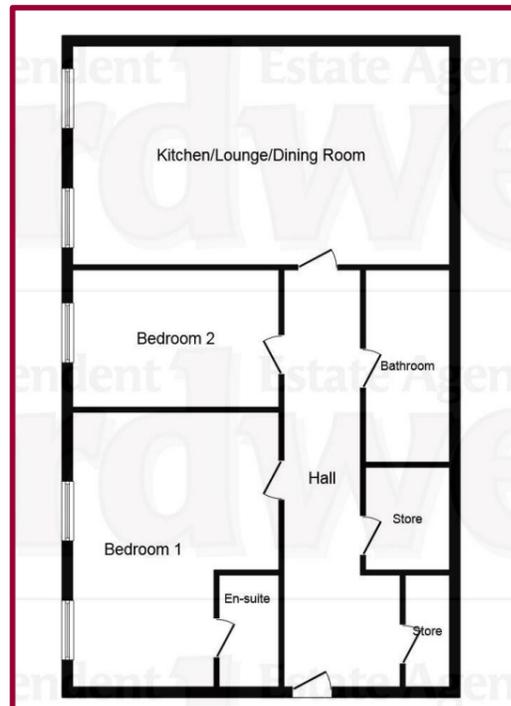




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	85	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



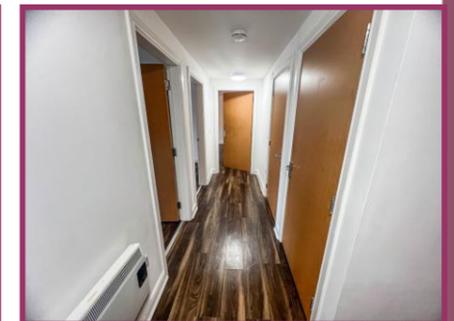
Independent Estate Agents  
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[www.cardwells.co.uk](http://www.cardwells.co.uk)

**THOMASSON COURT, HEATON, BOLTON, BL1 4QQ**



- Fabulous First Floor 2 Bed Apartment
- Exclusive Development/Allocated Parking
- Hall/Open Plan Lounge Dining Kitchen
- Two Bedrooms/ En-Suite To Master
- Fantastic Amenities/Restaurants/Schools
- Deposit of £1005
- Council Tax Band C
- Minimum term of 12 months



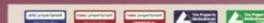
**Monthly Rental Of £875**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
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 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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



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A wonderful opportunity to rent this immaculate two bedroomed first floor apartment on the exclusive development of Thomasson Court. Available with the NO DEPOSIT OPTION. Situated just off Devonshire Road and as such giving easy access to the areas fantastic outdoor pursuits, restaurants, amenities, schools and transport links. Warmed by electric heating and uPCV double glazed throughout, it is rare that this standard of rented accommodation comes to the open market. Briefly comprising: Secure communal entrance, stairs to the first floor, timber entrance door, hallway, open plan lounge dining kitchen, two double bedrooms, the master having an ensuite shower room and a very well appointed three piece family bathroom. Outside offers one allocated parking space and well maintained communal areas. Subject to credit and reference checks, viewings are available seven days a week by contacting Cardwells Letting Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk), or visit our website [www.cardwells.co.uk](http://www.cardwells.co.uk). Please watch the online walk through video prior to booking your personal inspection. The property will only be available to move in to in June 2024.

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

**Entrance Vestibule** 8' 0" x 15' 1" (2.44m x 4.59m) Quality flooring, 2 built in storage spaces, entrance phone, electric heater.

**Kitchen** 14' 4" x 6' 6" (4.37m x 1.98m) Stylish fitted kitchen with an excellent range of matching drawers, base and wall cabinets, integrated dishwasher, oven/grill, 4 ring electric hob with extractor over, free standing fridge freezer, stainless steel single bowl sink and drainer, quality flooring, opens into the lounge/diner.

**Lounge/Diner** 18' 6" x 14' 4" (5.63m x 4.37m) 2 UPVC double glazed windows, fitted blinds, quality flooring, opens into the kitchen.

**Bedroom One** 18' 0" x 13' 6" (5.48m x 4.11m) Mirrored fitted wardrobes/built in storage space, bedside drawers, electric heater, 2 UPVC double glazed windows, quality flooring, fitted blinds.

**En-Suite** 7' 11" x 3' 11" (2.41m x 1.19m) 3 piece shower room comprising; shower cubicle, pedestal wash basin, dual flush w/c, heated towel rail.

**Bedroom Two** 13' 6" x 9' 0" (4.11m x 2.74m) UPVC double glazed window, fitted blinds, quality flooring, chest of drawers, electric heater.

**Bathroom** 7' 5" x 5' 6" (2.26m x 1.68m) White 3 piece suite comprising; pedestal wash basin, dual flush w/c, bath with electric shower over, heated towel rail, ceramic wall tiling.

**Gardens** The property enjoys the use of communal gardens.

**Parking** The designated parking space is no 35.

**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.

**No Deposit Option** Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

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

**Council Tax** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £1,909 (at the time of writing).

**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

