

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

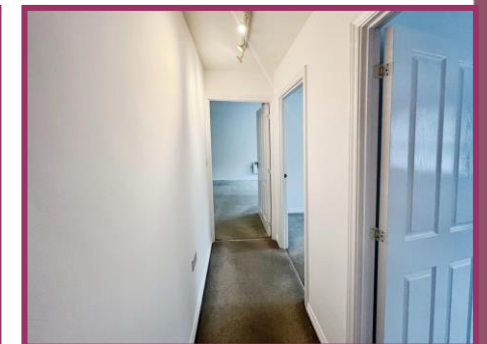
Independent Estate Agents  
**Cardwells** Est. 1982

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

**ASTLEY BROOK CLOSE, ASTLEY BRIDGE, BOLTON, BL1 8SP**



- Fabulous two bed apartment
- Open plan lounge dining kitchen
- Two bedrooms/en suite to master
- Warmed by electric heating/UPVC
- Allocated parking
- Minimum 12 Month Lease
- Ground floor position
- AVAILABLE NOW



**£850 PCM**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Independent Estate Agents  
**Cardwells** Est. 1982

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 fabulous opportunity to rent this very well appointed recently decorated two bedroom ground floor apartment on the sought after Astley Brook development for a minimum 12 month term via Cardwells Letting Agents Bolton, with the NO DEPOSIT OPTION available. In close proximity to The Valley and its highly regarded bars and restaurants, cinema, gymnasium with excellent local nurseries and schools, transport links and outdoor pursuits including Moss Bank Country Park being a short commute away. Warmed by electric heating and UPVC double glazed throughout the apartment briefly comprises: Communal entrance hallway, timber entrance door, open plan lounge dining kitchen area, two double bedrooms with an ensuite to the master and a three piece family bathroom suite. To the outside is one allocated parking space and there are very well maintained communal gardens. A personal inspection comes with our highest recommendations and this can easily be arranged by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). Please watch the online walk through video prior to booking your appointment.

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

**Hallway** 14' 0" x 4' 4" (4.26m x 1.32m) Carpet, storage cupboard, wall mounted night storage heater.

**Lounge/Kitchen** 22' 2" x 16' 7" (6.75m x 5.05m) Open plan lounge/dining kitchen comprising; professionally fitted kitchen, stainless steel sink with mixer tap over, high gloss base & wall units, roll edge worktops, oven, hob & extractor, integrated fridge freezer, washer dryer, part cushion flooring, predominantly carpet, UPVC double glazed window, 2 wall mounted night storage heaters.

**Bedroom One** 11' 3" x 10' 8" (3.43m x 3.25m) Carpet, UPVC double glazed window, wall mounted night storage heater.

**En-Suite** 5' 11" x 4' 9" (1.80m x 1.45m) Wash basin, W/C, shower cubicle, cushion flooring.

**Bedroom Two** 11' 5" x 7' 6" (3.48m x 2.28m) Carpet, UPVC double glazed window, wall mounted night storage heater.

**Family Bathroom** 6' 4" x 6' 1" (1.93m x 1.85m) Wash basin, W/C, bath with mixer shower attachment, cushion flooring.

**Parking** One parking space

**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** 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)

**No Deposit** 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.

**Tenure** Cardwells Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure of 125 years from January 2007.

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

**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

