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ATLAS MILL, BENTINCK STREET, HEATON, BL1 4JB



- Impressive 2 bedroom apartment
- Open plan kitchen/diner/lounge
- First floor
- Communal areas & lift
- Beautiful new kitchen (2023)
- Ideal investment/1st time purchase
- Allocated parking
- No upward chain



£110,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A two bedroom, secure first floor lift served apartment that is ready to move into condition. With secure car parking set behind electric vehicle gates and benefiting from a beautiful new kitchen (2023) complete with quartz work surfaces. This is wonderful home is perhaps perfect for a first time buyer and investors. Situated just a short walk away from excellent every day amenities, including the large Morrisons supermarket, restaurants, transport links, pubs, sporting and leisure clubs and facilities. Within the building is a central atrium communal indoor garden/seating area, finished in astroturf offering lovely communal space to chat and relax. The lift served apartment is particularly well presented throughout and briefly comprises: entrance hallway with two useful storage areas, sizable open plan kitchen/diner/lounge, two double bedrooms and a modern white bathroom suite. Externally there is allocated car parking in the gated car park. Viewing is essential to appreciate all that is on offer and this can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or via www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate Floor Area: The overall approximate floor area extends to around 625 ft.².

Entrance Hallway: 12' 1" x 7' 1" (3.676m x 2.157m) Two built-in useful storage areas, electric heater, neutral decorations, quality carpeting.

Open Plan Kitchen/Lounge/Diner: 28' 5" x 10' 3" (8.660m x 3.121m) A wonderful open plan living, dining and kitchen space which incorporates an extra area in comparison to some apartments in this building, where the old lift shaft would have been in the original mill, with a tall UPVC window and fitted blinds to the dining area, allowing the whole space flooded with natural light, quality flooring. The kitchen was professionally installed in January 2023 with solid Quartz work surfaces and splash backs, oven/grill, electric hob, integrated fridge/freezer and matching; drawers, base and wall cabinets. The kitchen area opens into the lounge with an electric feature fire and opens into the dining area.

Bathroom: 7' 8" x 6' 7" (2.344m x 2.013m) Stylish and modern white three piece bathroom suite comprising: dual flush WC, pedestal wash hand basin, bath with shower over and fitted glass shower screen, heated towel rail, large mirror, complementary ceramic wall and floor tiling.

Bedroom One: 11' 11" x 10' 3" (3.625m x 3.119m) UPVC window with fitted blinds, electric wall heater, neutral decorations, quality carpeting.

Bedroom Two: 12' 7" x 8' 5" (3.830m x 2.565m) Tall UPVC window with fitted blinds, electric heater, quality carpeting.

Car Parking Space: There is an allocated car parking space (number 34) which is set behind an electric vehicle gate.

Chain Details: The property will be sold with an upward chain the details of which are to be confirmed.

Tenure: The property is Leasehold. We are advised that the lease is 125 years from 1st January 2009. The annual ground rent is £335.

Management Fees: The monthly maintenance and management fees are £134 per calendar month. This includes lift maintenance, window cleaning, cleaning of commercial areas, lighting of communal areas, maintenance of electric vehicle gates, maintenance of the entrance system.

Building Insurance: We are advised that there is a separate payment for building insurance payable of £369 per annum (at 2023 rate).

Council Tax: The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is B rated, this is at an annual cost of around £1,524 based on 2023 figures.

Conservation Area: Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Information: Cardwells Estate Agents Bolton pre-marketing research indicates that the home is in a position which is regarded as having a "very low" risk of flooding.

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 a property 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 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.

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

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