



- Close to Lostock Train Station
- Good access to the M61
- Easy reach of the Middlebrook Retail Park
- Large one bedroom apartment
- Gated access to the development
- Secure entry system
- Communal gardens
- Allocated parking



**Offers in the Region Of £120,000**

**BOLTON**  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located within "Leafy Lostock" is this well presented top floor apartment which has superb accommodation throughout. The property would be ideally suited for a young professional couple as it's located on the third floor. Internally the property comprises an entrance hallway, open plan lounge/living room, bathroom and large double bedroom. A further benefit to the property is access to loft space which has been boarded and provides plenty of extra space for storage. Externally the entry to Neilston Rise is via a secure entry gate which leads to well kept, lawned, communal gardens surrounded by mature trees. The driveway from the gate meanders to the car park where there is an allocated space for the apartment and also visitors parking spaces. The building also has a secure entry system. For further information and to arrange a viewing contact Cardwell's Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

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

**Entrance hallway:** Laminate effect floor, loft access with pull down wooden ladder.

**Kitchen area:** 12' 4" x 7' 8" (3.75m x 2.33m) Range of fitted wall and base units with integrated, extractor fan, electric hob, double electric oven, fridge/freezer, space for a washing machine and dryer, one and half stainless steel sink with mixer tap and drainer, laminate flooring, open into the living/dining room.

**Living/dining room:** 15' 8" x 15' 6" (4.77m x 4.72m) Laminate effect flooring, space for a dining table and settees, two double glazed skylights providing plenty of natural light, electric heater.

**Bedroom:** 15' 9" x 15' 9" (4.80m x 4.79m) Double glazed window to the front, double bedroom, electric heater.

**Bathroom:** 7' 1" x 6' 7" (2.17m x 2.01m) Extractor fan, three piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap and electric shower, tiled floor with splashback to the walls.

**Loft Room:** 16' 3" x 9' 10" (4.96m x 2.99m) Laminate effect flooring, storage to the eaves.

**Externally:** Entry to Neilston Rise is via a secure entry gate which leads to well kept, lawned, communal gardens surrounded by mature trees. The driveway from the gate meanders to the car park where there is an allocated space for the apartment and also visitors parking spaces. The building also has a secure entry system.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 125 years (less 1 day) from 1 March 2001.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1670

**Flood Risk:** 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 not in a conservation area.

**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.

**Thinking of selling or letting:** 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](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)

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