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**THE ARCHES, CLIVE STREET, BOLTON, BL1 1ES**



- Well Presented Town Centre Apartment
- Hall/Open Plan Lounge Dining Kitchen
- Downstairs Bathroom & Second Bedroom
- Mezzanine Level Master Bedroom
- Available September 2024
- Council Tax Band A
- Minimum Term 12 Months
- Deposit of £980



**£850.00 PCM**

**BOLTON**  
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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Letting Agents Bolton are delighted to offer to the fully managed rental market this very well presented second floor town centre apartment which comes with allocated parking and has recently been refurbished throughout. Warmed by electric heating and timber double glazed throughout, the apartment is literally 50 yards walk away from all the town centre has to offer including restaurants, bars, recreational facilities and excellent transport links. Briefly comprising: Communal entrance door, lift served access to the second floor, timber entrance door, hallway, open plan lounge dining kitchen, ground floor bathroom and second bedroom and a mezzanine level master bedroom. Outside offers one reserved parking space and well maintained communal areas. Viewings come with our highest recommendations to appreciate all the property has to offer. Subject to credit and reference checks, viewings 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 personal inspection.

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

**Communal entrance** Lift served access to the second floor, timber entrance door into.

**Hallway** 25' 3" x 3' 10" (7.69m x 1.17m) Quality fitted laminate flooring, wall mounted electric heater. Turning staircase to the mezzanine level bedroom, storage cupboard housing the heating system.

**Open Plan Lounge/Dining Kitchen** 19' 9" x 11' 10" (6.02m x 3.60m) Very well appointed open plan design comprising lounge area with quality fitted laminate flooring, electric wall heater, timber double glazed window. Professionally fitted kitchen comprising 1 1/2 bowl stainless steel sink with mixer tap over, base and wall units, worktops, oven, four ring hob with extractor above, space for white goods.

**Family Bathroom** 6' 8" x 6' 6" (2.03m x 1.98m) Three piece suite comprising WC, wash basin, bath with electric shower, cushion flooring, partial wall tiling, timber double glazed window, wall mounted heated towel rail.

**Bedroom Two** 8' 8" x 11' 6" (2.64m x 3.50m) Quality fitted laminate flooring, wall mounted electric heater, full length timber double glazed window.

**Bedroom One** 15' 7" x 10' 11" (4.75m x 3.32m) Quality fitted laminate flooring, wall mounted electric heater, full length timber double glazed window.

**Externally** To the outside is reserved parking for one car and well maintained communal areas.

**Approximate Plot Size** Cardwells Letting Agents Bolton pre marketing research indicates that the plot is approximately 0.21 acres

**Bolton Council Tax** Cardwells Letting Agents Bolton pre market research advises that the council tax is payable to Bolton council, is band A, the annual charges are £1.306.00 per annum (at the time of writing).

**Tenure** Cardwells Letting Agents Bolton pre market research advises that the property is leasehold and has 230 years remaining from 2003

**Conservation Area** Cardwells Letting Agents Bolton pre market research advises that the property is not in a conservation area

**Floor Area** Cardwells Letting Agents Bolton indicates that the approximate square footage is 635 square feet.

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

**Viewings** All viewings are by advanced appointment with Cardwells Letting Agents Bolton, 01204 381281 or via [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

