



Independent Estate Agents Est. 1982  
**Cardwells**™

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

**PALACE COURT, PALACE STREET, BOLTON, BL1 2DR**



- Two bedroom duplex apartment
- Secure lift served position
- Rooftop garden Terrace
- Car parking included over 2 Car Parks
- Open plan lounge/diner with high ceiling
- Guest WC & 3pc white bathroom suite
- Fitted kitchen with appliances
- Ideal 1st home or buy to let investment



**£99,995**

**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 Est. 1982  
**Cardwells**

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 lift serves this two bedroom duplex apartment with a private roof top terrace and off-road car parking, situated in the heart of Bolton Town Centre. This exclusive property is within walking distance of fabulous restaurants, bars, cafes, shops and wonderful transport links with Bolton interchange nearby and Bolton train station which directly serves: Manchester, Salford, Preston and Blackpool. The property may make an ideal first home or perhaps an excellent addition to a landlords property portfolio. This lift served duplex enjoys accommodation which briefly comprises: entrance hallway, open plan lounge/diner with vaulted ceiling type and double patio doors which open out onto a terrace garden. The lounge is open to the fitted kitchen which is offered complete with the appliances, to the entrance level there is a guest WC/washroom and the double 2nd bedroom. To the upper level there is the mezzanine style master bedroom complete with three piece white en-suite bathroom. Externally, there is the garden terrace and there are two car parks, which the owner of the property is entitled to park in. The property benefits from an abundance of natural light, double glazing, central heating and potentially is available with no further upward chain delay. There really is a great deal to admire and a viewing comes highly recommended. In the first instance there is a walk-through viewing video available to watch and then 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).

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

**Entrance Hallway:** 3' 11" x 3' 2" (1.187m x 0.972m)

**Guest wc:** 6' 5" x 2' 8" (1.957m x 0.811m) A two piece white bathroom suite comprising: wash hand basin and WC, radiator, feature wallpaper, extractor.

**Open plan lounge diner:** 22' 3" x 14' 10" (6.773m x 4.516m) At absolute maximum points inclusive of the kitchen. A wonderful open plan lounge / diner, which is flooded with natural light from the UPVC double glazed door onto the patio and the two UPVC double glazed windows to the front and the side, two radiators, 4.728 maximum ceiling height, stairs off which lead to the upper level.

**Kitchen:** 6' 6" x 11' 3" (1.976m x 3.436m) Fitted with a range of matching; drawers, base and wall cabinets, stainless steel sink and drainer, cooker with gas hob, washing machine, fridge freezer.

**Bedroom Two:** 10' 5" x 11' 3" (3.163m x 3.433m) 3 x UPVC double glazed windows, radiator.

#### **Upper Level:**

**Master Bedroom:** 13' 3" x 14' 10" (4.048m x 4.523m) The master bedroom is in a mezzanine style, enjoying the natural light from the open plan lounge / diner, UPVC double glazed window, luxurious carpeting, emergency exit door, en suite bathroom off.

**En-Suite:** 6' 7" x 6' 2" (2.009m x 1.879m) A three-piece white bathroom suite comprising: pedestal wash hand basin, WC and bath with electric shower over, ceramic wall tiling, heated towel rail, UPVC window, feature wallpaper and extractor.

**Patio Garden Terrace:** The double UPVC doors from the lounge diner opens out onto the roof top terrace garden. This offers superb space for entertaining, perhaps a morning coffee or an evening glass of wine, whilst enjoying a juxta position of views on one side there is the west Pennine in the distance, whilst to the other is the rooftops of the town centre towards Bolton Town Hall.

**Car Parking:** There are two car parks for the residents of the building, one of which is to the left hand side as you look at the front of the property and the other is a secure car park locked via a padlock. The code of the padlock will be provided to the buyer of course. So there are two car parking areas with unallocated space for parking.

**Service Charges:** Service charges for April 2024 - March 2025 is £196.40 per month being £2,356.80 per annum which includes; Building insurance, maintenance of the passenger lift, communal cleaning, window cleaning, electricity to communal parts, fire risk management etc etc. A detailed break down is available by request.

**Chain Details:** The property may be offered for sale with no further upward chain delay, this will be converting once the sale is agreed.

**Tenure:** Cardwells pre marketing research indicates that the property is Leasehold enjoying a term of around 120 years (from 2024) and an annual ground rent of approximately £10.00

**Council Tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum, single person discount may be available depending on circumstances.

**Flood Risk Information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

**Conservation Area.** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

**Title Rectification:** Our client advises us that the legal title of the property was not correctly registered at the time of purchase, and a title rectification process has already begun. This process will need to be concluded prior to the completion of the sale.

**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 01204 381281, 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 at your convenience.

**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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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)

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 information provided, 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. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd



