



HEATON COURT GARDENS, CHORLEY NEW ROAD, BOLTON, BL1 5DG



- Two bedroom ground floor apartment
- Within the exclusive over 55s development
- Superbly maintained communal gardens
- With easy reach of Middlebrook, restaurants
- Spacious lounge/diner, fitted kitchen
- Three pc bathroom suite
- Allocated parking space plus visitor parking
- Sold with no upward chain delay.



Offers in the Region Of £150,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Positioned in an exclusive and very well regarded development for people aged 55 and over is this well presented two bedroom ground floor apartment. Offered for sale with no further upward chain delay. It is hoped that a prompt completion can be arranged when the sale is agreed. Heaton Court Gardens enjoys very well maintained grounds and a peaceful almost rural feel whilst being positioned just off Chorley New Road and being within easy reach of Middlebrook, shops, supermarkets, medical facilities, the motorway network, the railway network and Bolton town Centre. The well presented accommodation briefly comprises: entrance vestibule which opens into the lounge/diner, fitted kitchen, in a hallway, fitted master bedroom, fitted second bedroom and a three-piece shower room suite. Externally there is an allocated car parking space and the property enjoys use of the well-maintained communal gardens. The apartments benefits from uPVC double glazing, gas central heating, a security alarm (not tested) and importantly is sold with early vacant possession and no further upward chain delay. There is a great deal to admire and a viewing is essential to appreciate all that is on offer, in the first instance there is a walk through viewing video available to watch, then 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: 2' 7" x 2' 7" (0.8m x 0.8m) Quality entrance door. This area opens directly into the lounge/diner.

Lounge diner: 19' 0" x 10' 11" (5.785m x 3.319m) uPVC window to the front with fitted blinds, radiator, neutral decorations, feature fireplace with electric fire.

Kitchen: 10' 3" x 6' 5" (3.126m x 1.951m) Professionally fitted kitchen with a super range of matching: drawers, base and wall cabinets, integrated fridge/freezer, oven/grill, electric hob with extractor over, stainless steel sink and drainer with mixer tap over, the work surfaces extend into a breakfast bar, uPVC window to the front with fitted blinds, ceramic wall tiling, concealed gas central heating boiler.

Inner hallway: 3' 9" x 2' 11" (1.131m x 0.88m)

Bathroom: 6' 5" x 6' 3" (1.965m x 1.909m) A three-piece bathroom suites comprising: wash hand basin, WC and bath with fitted glass shower screen and shower over, radiator, ceramic wall tiling, extractor.

Master bedroom: 11' 8" x 11' 9" (3.564m x 3.581m) uPVC window to the rear with fitted blinds, professionally fitted bedroom furniture giving drawers storage cabinets and wardrobes, additional built-in storage space, radiator.

Bedroom 2: 9' 9" x 7' 9" (2.983m x 2.360m) 2 uPVC windows to the rear each with fitted blinds, professionally fitted wardrobes to one wall with bedside unit, display shelving and bridging cabinets, radiator.

Parking: We understand that there is one allocated car parking space.

Chain details: The property is sold with early vacant possession and no further upward chain delay.

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 125 years from 1 April 1988

Management fees: We are advised the service charge is £159.21 per month and this includes the ground rent.

Bolton 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 C at an annual cost of around £1909 per annum.

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 at your convenience.

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

Conservation area: Cardwells estate agents Bolton research shows the property is Chorley New Road conservation area.

Thinking of selling or letting 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 or visit: 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 or visiting: www.Cardwells.co.uk

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