



Floor Plan

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ROCKHAVEN COURT, CHORLEY NEW ROAD, HORWICH, BL6 5BF



- No onward chain
- Over 60's development
- Second floor apartment
- Serviced by lift
- One double bedroom
- Views over Winter Hill
- Secure entry system
- Option to rent allocated parking



£150,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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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.

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A truly wonderful opportunity to purchase this fantastic over 60's, one bedroom, second floor apartment within Rockhaven Court in Horwich. This superb home has been extremely well maintained and modernised by the current owner and is offered for sale with NO ONWARD CHAIN. There are many benefits to this development which include a large communal lounge with additional kitchen facilities, communal laundry, scooter charging area and secure entry system leading from the allocated car park. This particular apartment is located on the second floor and can be accessed via a lift or stairs. The property itself comprises an entrance hallway, lounge, kitchen, bathroom and a double bedroom. The property has spectacular views from the lounge over towards Horwich RMI cricket club and of Winter Hill. A further benefit to this development is the on-site manager that is here at the development, four days a week between the hours of 9am to 5pm. Externally the property is surrounded by communal gardens with the option to have an allocated parking space if required. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, secure entry system, storage cupboard.

Lounge: 17' 5" x 10' 9" (5.32m x 3.28m) Ceiling light point, double glazed French doors to Juliet balcony, electric fire and surround, electric storage heater.

Kitchen: 7' 3" x 7' 0" (2.22m x 2.14m) Ceiling light point, double glazed window, range of fitted wall and base units with integrated extractor fan, electric ceramic hob, double electric oven, stainless steel sink with mixer tap and drainer, space for a fridge/freezer, tiled floor with splashback to the walls.

Bathroom: 7' 0" x 5' 7" (2.14m x 1.69m) Ceiling light point, three piece suite incorporating a wc, vanity units with inset sink, walk in shower cubicle, wall mounted heated towel rail, tiled floor and walls.

Bedroom 1: 13' 2" x 9' 0" (4.02m x 2.74m) Double bedroom with ceiling light point, fitted wardrobes, double glazed window, electric storage heater.

Outside: The property is surrounded by communal gardens with the option to have an allocated parking space if required.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, we are advised 125 years from 1st June 2012.

Service charges and ground rent: Service charge includes (Communal cleaning, water rates, 24hr emergency call system, upkeep of communal gardens and grounds, repairs and maintenance of internal and external communal areas). We are advised the service charge is £216.67 per month. Ground rent is £212.50 twice a year(annually £425). £125 twice a year for the car park if required (annually £250).

Council tax: Cardwells estate agents Bolton research shows the property is band b annual charges of £1670

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 not in a 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

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 Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading as one company under the name Cardwells Estate Agents Ltd.

