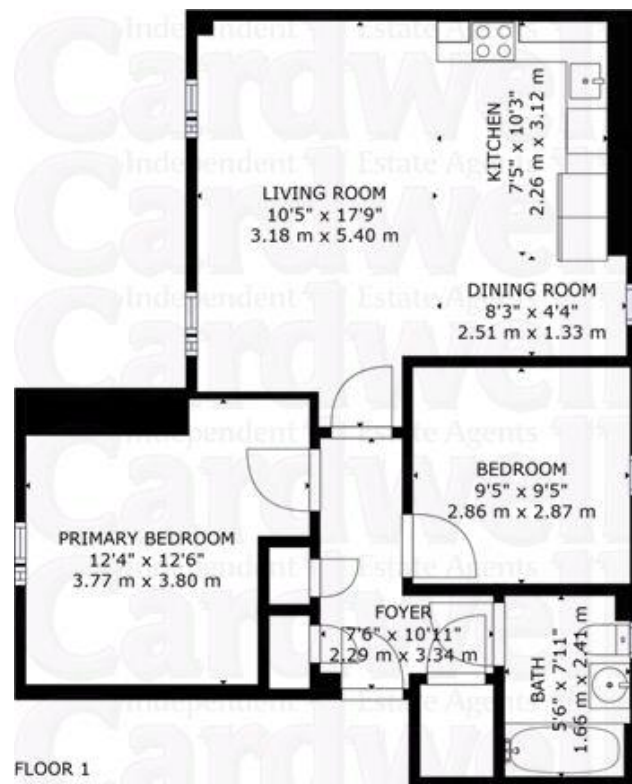




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



FLOOR 1

TOTAL: 676 sq. ft. 63 m2
FLOOR 1: 676 sq. ft. 63 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

CHADWICK COURT, THE HAULGH, BL2 1JN



- First floor (top) apartment
- Two double beds, Epc: C, 656 ft.²,
- Open plan kitchen/diner/lounge
- Allocated car parking space
- Consistently popular location
- Stylish fitted kitchen
- Three-piece bathroom suite
- Sold with no upward chain



£74,950

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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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.



A first floor (top) apartment offered for sale with early vacant possession and no further upward chain delay. Being part of this well regarded development in a consistently popular residential location, this property is short to appeal to both owner occupiers and landlords. The grounds of the building are well maintained and bolton town centre is within walking distance and the area is particularly well served with a variety of amenities including: restaurants, sporting clubs, houses of worship, schools and the motorway network via Saint Peter's Way is just a short drive away. The property enjoys accommodation which extends to around 656 ft.² and briefly comprises: entrance hallway with three built-in storage areas, particularly spacious plan kitchen/diner/living room, two double bedrooms and a three-piece bathroom suite. Externally the property enjoys use of the communal gardens and there is an allocated car parking space. The property benefits from double glazing and to reiterate is sold with early vacant possession and no further upward a chain delay. This may make an ideal addition to a rental portfolio for a landlord or an ideal home for an owner occupier. 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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 10' 5" x 7' 9" (3.175m x 2.351m) Measured at maximum points. Three built-in storage areas, loft access point.

Kitchen/diner/living room: 18' 0" x 19' 3" (5.499m x 5.856m) A large plan space with a stylish fitted kitchen with a glitter effect finish to the drawers, base and wall cabinets, oven/grill, electric hob, extractor, stainless steel sink and drainer with mixer tap over, plumbing for the washing machine, space for the fridge freezer, electric wall heater to the dining area to uPVC windows to the front and the Velux window to the rear of the room.

Bedroom 1: 11' 9" x 12' 2" (3.570m x 3.704m) Measured at maximum points. A feature uPVC arched window to the front.

Bedroom 2: 9' 10" x 9' 7" (2.999m x 2.914m) Velux window.

Bathroom: 7' 11" x 5' 7" (2.419m x 1.700m) A three-piece white bathroom suite comprising: WC, pedestal wash hand basin and bath with shower over and fitted glass shower screen, Velux window. Ceramic wall tiling around the bath

Chain details: We understand that the properties is sold with vacant possession and no further upward chain delay.

Management fees: We understand that management fees associated with this property for the period of 1st January 2024 - 31st December 2024 were £158.70 a month, £1,904.40 per annum. this charge would include things like: ground maintenance, internal cleaning of communal areas, external cleaning, window cleaning, a contribution to the sinking fund, fire alarm maintenance, risk assessments, building insurance. The managing company is Block Property Management Ltd, 1 St Mary's Place, Bury, BL9 0DZ info@vlockpropertymanagement.com

Tenure: Cardwell's estate agents bolton understand that the property is leasehold though at the time of writing we are awaiting confirmation from the company who have appointed us. We will update our advertising as soon as we have it.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "Very Low Risk" of flooding.

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

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.

EPC: The energy performance certificate rating is: C and the certificate is valid until the 23rd of September 2033.

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.

Thinking of selling in 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 Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

