



Floor Plan

PADERBORN COURT, BOLTON, BL1 4TT



- Top floor town centre apartment
- Two good bedrooms, plus additional room
- Potential home office, dressing room etc
- Walking distance to Bolton train station etc
- Secure, ideal first home or buy to let
- Central heating via a communal boiler
- uPVC DG, no upward chain delay
- Early viewing highly recommended



£99,995

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
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk



A top floor two bedroom apartment which benefits from an additional versatile room which may well offer perfect work from home space or perhaps a dressing room/walk in wardrobe. Situated in the heart of Bolton town centre, Bolton railway station and bus station each within walking distance as a fantastic shopping facilities, restaurants, bars, cinema and employment opportunities. The top floor apartment briefly comprises: entrance vestibule, reception hallway, generous lounge/diner, fitted kitchen, two good bedrooms, a versatile room which may make a superb home office dressing room and a white three-piece bathroom suite with modern electric shower. Externally there are communal gardens and communal car parking facilities, however the amenities of the town centre of Bolton are just a short walk away. There is uPVC double glazed windows, the central heating system is via a communal boiler, importantly the properties offered for sale with no further upward chain delay. In the first instance there is a walk-through viewing video available to watch and then a personal viewing inspection could 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:

Approximate room sizes: The overall approximate square footage extends to around 592 ft.²/55 m²

Accessed from the upper floor landing and one of only two properties on this level entrance is via a quality secure entrance door.

Entrance vestibule: 3' 6" x 2' 11" (1.058m x 0.89m) Built-in storage/communications cupboard.

Reception hallway: 10' 6" x 4' 10" (3.198m x 1.463m) Telephone entrance system, Alarm keypad, smoke alarm. Timber flooring is provided which we are advised is an adequate amount to be laid in the hallway area.

Lounge diner: 19' 6" x 10' 11" (5.936m x 3.318m) Quality timber flooring, uPVC window, radiator, feature wallpaper to one wall.

Kitchen: 10' 6" x 6' 6" (3.190m x 1.975m) A professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, stainless steel sink and drainer, new uPVC window, extractor, radiator, ceramic wall tiling, door off to pantry storage space.

Bedroom 1: 11' 5" x 10' 11" (3.486m x 3.317m) uPVC window to the front, radiator, neutral decorations.

Bedroom 2: 11' 6" x 6' 6" (3.497m x 1.974m) uPVC window to the front, radiator, neutral decorations.

Home office/study/walk in wardrobe: 6' 10" x 4' 10" (2.085m x 1.467m) A versatile room with power and lighting, although for clarity there is no window or ventilation, this may be an ideal place to work from home or perhaps use as a dressing room or walk in wardrobe.

Bathroom: 6' 6" x 6' 2" (1.975m x 1.886m) A white three-piece bathroom suite comprising: pedestal wash hand basin, WC and bath with modern electric shower, providing both handheld and overhead shower options, folding glass shower screen, extractor, ceramic wall tiling, radiator.

Communal gardens: The property enjoys the use of the communal garden areas.

Parking: There is communal car parking to both the front and the rear, although there is not an allocated space.

Management fees: We understand that the service charge fees include the maintenance of the external building, cleaning of communal areas, lighting in communal areas, maintenance of the communal grounds. Service charge £585.04 per annum or £48.75 monthly, for the communal boiler there is additional charge of £1,029 and ground rent £10 per annum

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

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold enjoying a 125 year term from 30th June 2014. At the time of writing we are awaiting confirmation of what the annual ground rent cost is from our client.

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.

Water meter: There is not a water meter for the property.

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 A at an annual cost of around £1,432 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.

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

