



**WATERSIDE GARDENS, ASTLEY BRIDGE, BOLTON
BL1 8WD**



- First floor one bed apartment
- Sought after development
- Hall/open plan lounge dining kitchen
- Close To Bolton Town Centre
- Council Tax Band A
- Minimum 12 month lease
- Deposit of £835



£725.00 PCM

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
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A first floor one bedroom apartment available to let in April 2025 for a minimum 12 months. Cardwells offer to the fully managed rental market this lovely property which sits in the sought after Valley development. In close proximity to excellent recreational facilities, restaurants, cinema and fantastic transport links into Bolton town centre and beyond. Briefly comprising: Communal entrance, stairs to the first floor, hall, open plan lounge dining kitchen with double Upvc doors giving access to a Juliet balcony and a 3 piece family bathroom suite. Recent improvements include new floorings and neutral decor throughout. Available now and includes one allocated parking space, viewings are available, 7 days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walkthrough video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal Entrance Communal entrance, stairs to the first floor

Hallway 3' 3" x 16' 0" (0.99m x 4.87m) Fitted carpet, wall mounted intercom and electric heater, airing cupboard housing the hot water tank.

Lounge/Dining Kitchen 16' 6" x 8' 9" (5.03m x 2.66m) Open plan design comprising professionally fitted kitchen with high gloss base and wall units, oven hob and extractor, stainless steel sink with mixer tap over, fitted carpets and vinyl flooring, double UPVC doors giving access to the Juliet balcony, wall mounted electric heater.

Bedroom 12' 4" x 12' 11" (3.76m x 3.93m) Fitted carpets, UPVC double glazed window, wall mounted electric heater.

Bathroom 5' 5" x 6' 8" (1.65m x 2.03m) 3 piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment and fitted glass screen, cushion flooring frosted UPVC double glazed window.

Externally There are well maintained communal areas and one allocated parking space.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Viewings All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 01204 381281 or via lettings@cardwells.co.uk

Council Tax The property is situated within the Borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is A, which is at an approximate annual price of around £1,506.33

Conservation area Cardwells Letting Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood risk information Cardwells Letting Agents Bolton pre-marketing research indicates that the property is regarded as having "no risk" of flooding.

Thinking of selling or renting If you are thinking of selling or renting a property, perhaps Cardwells Letting Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (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.

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