

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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		



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ATLAS MILL BENTINCK STREET, BOLTON, BL1 4JB



- Superb 2 bedroom apartment
- uPVC double glazed
- Open plan lounge/kitchen/diner
- Secure gated car parking
- Modern interior, impressive communal areas
- 2 double bedrooms
- Lift to all floors
- Viewing recommended



£89,950

BOLTON
 11 Institute St, Bolton, BL1 1PZ
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Cardwells have available to rent, a superb two bedroom second floor apartment. Atlas Mill is a popular and highly regarded residential mill conversion development with a beautiful and thoughtfully designed central atrium creating internal gardens/communal space for the residents to enjoy. Many of the original features have been retained throughout the mill and these are evident in the apartment. Locally, the area is very well served by popular restaurants, shops, sporting/leisure facilities and clubs, whilst the town centre, road and railway networks are all within easy reach. The accommodation is well presented throughout and briefly comprises: reception hallway with storage space off, large open plan kitchen/diner/lounge area with modern fitted kitchen integrated appliances. Both bedrooms are double in size. The bathroom is stylishly presented with a white three-piece suite. Externally there is a private car park which is accessed behind electric vehicle entrance gates. The property is double glazed throughout and warmed by electric storage heaters. In our opinion the property is ready to move into. To view please call Cardwells Estate Agents Bolton 01204 381281 or via lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to hallway

Built in storage room, Wall mounted electric heater, wall mounted Security entry phone hand set

Living room/kitchen: 20' 1" x 10' 1" (6.12m x 3.07m) uPVC double glazed window, range of fitted wall and base units with complimentary working surfaces and splash backs, integrated fridge freezer, inset single bowl single drainer stainless steel sink unit with mixer tap, built in oven and grill with an insect four ring electric hob, extractor canopy above, integrated dishwasher, wall mounted electric heater.

Bedroom 1: 12' 1" x 10' 1" (3.68m x 3.07m) uPVC double glazed window, wall mounted electric heater.

Bedroom 2: 12' 1" x 7' 4" (3.68m x 2.23m) UPVC double glazed window, wall mounted electric heater.

Bathroom: 6' 7" x 6' 2" (2.01m x 1.88m) Modern white bathroom suite comprising, panel enclosed bath with a shower above, close coupled WC, wash basin with a mixer tap, tiling to the floor and walls, wall mounted towel rail, inset spotlights.

Outside: Outside there is a gated car park with allocated spaces.

Note: There are impressive communal hallways and a lift to all floors.

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

Council tax: Cardwells estate agents Bolton research shows the property is band B annual charges of approximately £1763

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 125 years from 1 January 2009 we are advised the service charge is £180 pcm and the ground rent is £327 per annum

Flood risk information: Cardwells estate agents Bolton research shows the property is in a very low flood risk 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 Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd

