



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

## ATLAS MILL BENTINCK STREET, BOLTON, BL1 4JB



- Second floor apartment
- Two good sized bedrooms
- Open plan lounge/kitchen/diner
- Secure gated car parking
- Lift to all floors
- Modern interior
- uPVC double glazed/electric heating
- Close to local amenities



**£95,000**

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

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented second floor apartment situated within the popular and highly regarded residential mill conversion, Atlas Mill. The communal areas have been thoughtfully designed with a central atrium which provides internal gardens and communal space for the residents to enjoy. Within the local area there are many amenities to include restaurants, shops, sporting/leisure facilities whilst the town centre and many commuter routes are within easy reach. This particular apartment is situated on the corner of the building providing dual aspect views. The internal accommodation comprises an entrance hallway, open plan kitchen/living room, two good sized bedrooms and a family bathroom. For further information and to arrange a viewing call Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hall:** Ceiling light point, storage heater, storage cupboards, one with space for a washing machine.

**Living room/kitchen:** 21' 8" x 11' 10" (6.60m x 3.60m) Ceiling light points, dual aspect double glazed windows, convection radiator, wall mounted electric fire, laminate effect flooring, range of fitted wall and base units with extractor fan, integrated electric job, electric oven, integrated fridge/freezer, dishwasher, stainless steel sink with mixer tap and drainer, tiled splashback to the kitchen walls.

**Bedroom 1:** 12' 4" x 10' 10" (3.76m x 3.30m) Ceiling light point, double glazed window, convection radiator.

**Bedroom 2:** 12' 4" x 6' 11" (3.76m x 2.10m) Ceiling light point, convection radiator, double glazed window.

**Bathroom:** 9' 11" x 4' 11" (3.03m x 1.49m) Downlights, wall mounted ladder radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and shower above, tiled floor with splashback to the walls.

**Externally:** There is secure access to a gated car park with allocated parking.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton, 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 125 years from 1 January 2009, We are advised the service charge is Half yearly £931 £1862 per annum for all communal areas. Ground rent £335 per annum

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

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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

