



Floor Plan

Independent Estate Agents  
**Cardwells**™  
 Est. 1982

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## THOMASSON COURT, HEATON, BL1 4QQ



- Newly renovated apartment
- Top Floor
- 2 Bedrooms
- Lounge kitchen dining area
- Allocated parking
- Wall storage heaters
- uPVC double glazing
- Viewings recommended



**Offers in Excess of £115,000**

### BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

### BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bolton present to you newly renovated 2 bedroom apartment located in the sought-after Thomasson Court development in Bolton. Finished to a high standard throughout, this stylish property offers spacious living, contemporary design, and a move-in-ready condition, perfect for first-time buyers, downsizers, or landlord investors. The apartment features a bright and airy open-plan living and dining area, complemented by a well maintained kitchen area. Both bedrooms are well-proportioned, with fresh décor and new flooring, and the bathroom boasts a clean, spacious suite. With secure entry, allocated parking, and easy access to local amenities, transport links, and Bolton town centre, this property combines convenience with comfort in a vibrant, well-connected location. Viewing comes with our highest recommendations. In the first instance there is a walk-through reviewing video available to watch and then a personal viewing appointment can be arranged by calling 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)

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

**Hallway:** Timber entrance door, grey laminate flooring, magnolia painted walls, wall mounted storage heater. Storage cupboard with immersion heater. Loft hatch.

**Bedroom 1:** 12' 7" x 9' 1" (3.828m x 2.769m) Timber entrance door, grey fitted carpet, Magnolia painted walls, wall mounted storage heater, built-in wardrobe space, uPVC double glazed window with fitted roller blind .

**Bedroom 2:** 8' 11" x 10' 3" (2.713m x 3.122m) Timber entrance door, grey fitted carpet, Magnolia painted walls, uPVC double glazed window with fitted roller blind, wall mounted storage heater.

**Bathroom:** 7' 4" x 6' 2" (2.242m x 1.882m) Timber entrance door, grey cushion flooring, part painted part tiled walls, three-piece bathroom suite with glass shower curtain, wall mounted radiator. Extractor fan.

**Lounge dining kitchen:** 25' 6" x 13' 6" (7.783m x 4.122m) Open plan comprising professionally fitted kitchen with integrated appliances. Grey laminate flooring, magnolia painted walls, wall mounted storage heater, three uPVC double glazed windows with fitted blinds.

**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, 150 years from 1 January 2004, we are advised the ground rent is £125 per annum and the service charge is £2159.72

**Council tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

**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 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](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

