



**HEATHERFIELD, BOLTON, BL1 7QG**



- Spacious top floor apartment
- Scope to update decor etc
- Very competitive price, no chain
- Gas C.H, D.G, easy parking
- Lounge diner, kitchen ftd with Bosch oven/hob
- 2 Double beds, plus study/emergency bed 3
- Close open countryside and shops etc
- All residents owners, renting not allowed



**£99,950**

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

## LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

**T: 01204 381 281**

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



Independent Estate Agents Est. 1982  
**Cardwells**

**Incorporating: Wright Dickson & Catlow, WDC Estates**

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Outstanding value, top floor (2nd) apartment with resident run management company, so all owner occupied with no renting allowed ie buy to let not possible. The apartment offers potential to redecorate and give some TLC and this is generously reflected in the price giving potential for increasing its value. It has gas central heating and double glazing, comprises communal entrance hall with entry phone system, carpeted, clean and well lit. The apartment has entrance hall, spacious lounge diner with open views towards Manchester, fitted kitchen with Bosch oven/hob and vinyl wrapped fridge freezer. Two double bedrooms plus a small study/emergency bedroom off the lounge. Bathroom with coloured suite and electric shower. Easy parking, lovely communal gardens. To view, please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Communal entrance hall/stairs:** Carpeted, well lit and decorated. Entry phone.

**Entrance hall:** 5' 6" x 19' 6" (1.67m x 5.94m) Spot lights to ceiling, radiator.

**Lounge diner:** 16' 2" x 11' 3" (4.94m x 3.43m) 2 radiators, open views to Manchester.

**Study/office/bed 3:** 9' 8" x 4' 0" (2.94m x 1.23m) Radiator, open views towards Manchester.

**Kitchen:** 10' 3" x 14' 4" (3.12m x 4.36m) Plus walk in pantry/store 0.68 x 1.97. Fitted with a range of glossy Burgundy cabinets with ample worktop space. Inset one and half bowl composite sink and mixer tap, built in Bosch oven, ceramic hob and extractor hood, matching wall cupboards. Ceramic tiled floor, vinyl wrapped fridge freezer. Gas combi central heating, radiator.

**Bedroom 1:** 14' 1" x 9' 8" (4.3m x 2.95m) Fitted mirror wardrobes, laminate flooring, radiator, open views towards Manchester.

**Bedroom 2:** 12' 0" x 9' 9" (3.67m x 2.98m) Radiator.

**Bathroom:** 5' 9" x 8' 4" (1.76m x 2.54m) Coloured bathroom suite, electric shower over bath, w.c and wash basin, tiling to splashback areas, radiator.

**Parking:** Ample parking spaces.

**Gardens:** Attractively laid communal gardens all maintained by management company.

**Management fees:** Charges are £432 per quarter, includes lighting/cleaning of communal areas, window cleaning, external maintenance, building insurance. The management company is run by the residents of the block.

**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 indicates the property is Leasehold, 91 years left.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A annual charges of £1511

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates 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)

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