



## FLAT A 16 SILVERWELL STREET, BOLTON, BL1 1PP



- Studio flat
- Ground floor accommodation
- One bedroom
- Open kitchen and living area
- Three piece shower room
- Close to many amenities and transport routes
- 12 month minimum lease term



**£650.00 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  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the heart of Bolton town Centre is this ground floor studio flat which is available TO LET. The property is close to many local communities including Bolton bus station, Bolton train station, St Peters Way and many local shops and restaurants. Internally the studio apartment's accommodation comprises a bedroom, plan kitchen/living area and a three-piece shower room. For further information and to arrange a viewing contact 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:**

**Kitchen / Living Area** 20' 3" x 7' 3" (6.18m x 2.22m) Ceiling light points, wall mounted electric storage heater, range fitted wall and base units with extractor fan, space for an electric cooker, washing machine, fridge freezer, stainless steel sink with mixer tap and drainer, tiled splash back to the walls.

**Bedroom** 10' 5" x 9' 5" (3.17m x 2.88m) Ceiling light point, all mounted electric storage heater, double glazed window to the front.

**Shower Room** 9' 5" x 3' 8" (2.87m x 1.13m) Ceiling light point, extractor fan, three-piece suite incorporating a WC, sink, walk-in shower cubicle, wall mounted towel radiator.

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,506.33 per annum payable to Bolton council.

**EPC** The performance certificate rating is C.

**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](http://www.depositprotection.com)

**Flood Risk Information** Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). In the first instance a walkthrough viewing video will be available to watch in due course.

**Thinking of selling or letting?** 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](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.

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

