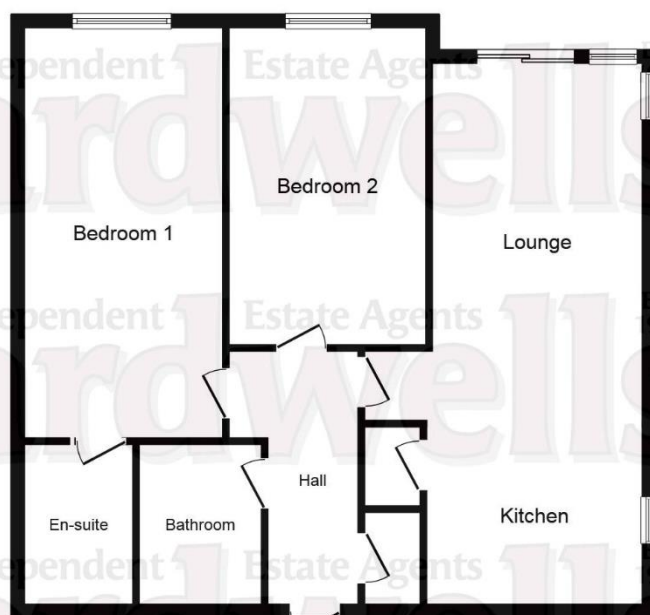
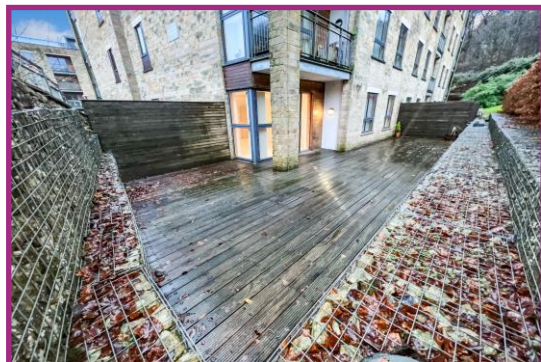
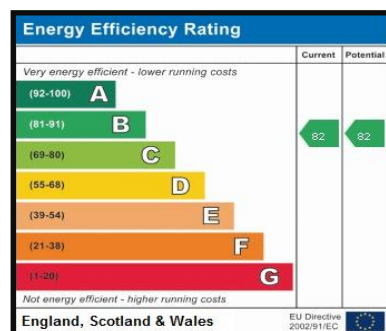




Floor Plan



**THE BROOK BUILDING DEAKINS MILL WAY, BOLTON,
BL7 9YU**



- Luxurious ground floor apartment
- Wonderful position
- Large private garden terrace area
- Beautiful en suite & luxurious bathroom
- Stylish fitted kitchen
- Electric heating and hot water system
- Minimum 12 Month lease term
- Deposit of £1,555



£1,350 PCM

BOLTON

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

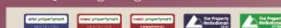
BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



A beautifully appointed ground floor apartment in superb condition throughout available to let now via Cardwells Letting Agents Bolton for a minimum 12 month term. Enjoying a large private terrace, providing the type of external space that is rarely found in an apartment. Situated in the much admired Deakins Park development in Egerton, the setting is wonderful. Eagley Brook river runs nearby and the waterfall can be seen from the grounds of the development. There is beautiful countryside and woodland nearby offering wonderful opportunities to explore the countryside. There are superb every day amenities, including; restaurants (Ciao Baby, Cibo, Thomas Egerton etc) sports clubs (Delph Sailing Club, Dunscar Golf Club, and The Last Drop Village), and there are superb transport links by both road and railway such as Bromley Cross railway station is which is within easy reach which directly serves; Manchester, Salford, Bolton and Blackburn. The superbly appointed accommodation extends to around 957 square feet and briefly comprises: Welcoming reception hall with built in storage space, open plan lounge/diner with tall windows and door off to the private terrace, the lounge/diner opens directly into the modern professionally fitted kitchen with integrated appliances and separate utility room, 2 double bedrooms with fitted master and en suite and a very well appointed bathroom suite. To the outside is a large private covered terrace area and there is allocated car parking. The property is fully double glazed, there is an electric heating and hot water system and video entrance intercom. There is a great deal to admire and a viewing can be arranged by calling Cardwells Letting Agents Bolton on 01204381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

Entrance hallway: 12' 11" x 6' 6" (3.946m x 1.993m) Maximum points. Video telephone entrance system, radiator, quality flooring, built-in, cloaks, storage area, inset, ceiling, spot lighting.

Open plan lounge/diner: 18' 9" x 14' 9" (5.721m x 4.496m) Measured at maximum points, tall double glazed windows to the rear and the side overlooking the large private terrace, double glazed door opening out onto the terrace, large radiator, quality, carpeting, neutral decorations, fitted blinds, the lounge/diner opens into the kitchen.

Kitchen: 11' 0" x 7' 6" (3.349m x 2.277m) High specification quality professionally fitted kitchen with work surfaces that extend into the breakfast bar, integrated dishwasher, integrated fridge, integrated freezer, fan, assisted oven, and grill, electric hob with central, chimney, style, extractor above, contrasting wall, base cabinets, and drawers, double glazed window with fitted blinds, quality, ceramic floor, tiling, over work surface, lighting, ceiling, spotlighting, door off to the utility area.

Utility area: 3' 0" x 2' 11" (0.915m x 0.896m) Fitted with the same specification flooring as the kitchen and with a matching work surface area this may be an ideal place for the washing machine/dryer.

Bathroom: 8' 9" x 6' 8" (2.675m x 2.035m) A spacious well appointed bathroom suite with bath, fitted shower, screen, handheld shower, and overhead, shower, dual, flush, WC, and sizeable, wash, hand basin, heated towel rail, lovely ceramic wall, and floor, tiling, large mirror, extractor, ceiling spotlighting.

Master bedroom: 20' 11" x 10' 1" (6.369m x 3.063m) Spacious master bedroom with fabulous carpeting, neutral decorations, double glazed window overlooking the terrace, complete with fitted blinds built-in triple size wardrobe/storage space, radiator.

En suite shower room: 8' 10" x 5' 1" (2.684m x 1.559m) Very well appointed shower room suite with sizable shower enclosure, to flush WC and large, wash, hand basin, heated towel rail, quality, ceramic wall and floor, tiling, large mirror, inset, spotlighting, extractor.

Bedroom 2: 16' 9" x 9' 3" (5.102m x 2.814m) Quality carpeting, neutral decorations, double glazed window overlooking the terrace, fitted blinds.

Car parking: There is an allocated car parking space.

Approximate floor area: Approximate floor area of the apartment is around 957 ft.²/89 m².

Council tax: Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band D, this equates to an annual price of around £2,267 at the time of writing.

Tenure: The property is leasehold, enjoying a term of 999 years from the 1st of January 2006, meaning that there is approximately 981 years remaining.

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

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 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

