



**HIGH STREET, GREAT LEVER, BOLTON, BL3 6PL**



- Clean and tidy secure one bed apartment
- Hall/lounge/one bedroom
- Prof fitted kitchen/3 piece bathroom suite
- Close to Bolton Centre
- Subject to credit and reference checks
- Deposit of £720
- Council tax band A
- Minimum 12 month lease



**Monthly Rental Of £625**

**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



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.





Clean and tidy, well presented secure ground floor apartment available now for a minimum 12 months. Cardwells offer to the managed rental market this one bedroomed apartment which is ideally located for a short commute to Bolton town centre, excellent amenities and transport links with the added advantage of the local park being directly across the road. Briefly comprising: communal entrance door, timber entrance door into the apartment, Hall/lounge, kitchen, one bedroom and a well appointed bathroom suite. Subject to credit and reference checks, viewings are available seven days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). PLEASE NOTE: WE ARE ADVISED THAT WATER RATES ARE PAYABLE EVERY MONTH BUT HEATING AND HOT WATER IN THE BATHROOM AND KITCHEN ARE INCLUDED IN THE RENT

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Communal entrance door, timber entrance door into.**

**Hallway** 7' 11" x 6' 0" (2.41m x 1.83m) Quality fitted laminate flooring, built in storage cupboard.

**Bedroom** 7' 4" x 8' 11" (2.23m x 2.72m) Quality fitted laminate flooring, built in storage cupboards, UPVC double glazed window, wall mounted radiator.

**Lounge** 14' 11" x 9' 7" (4.54m x 2.92m) Quality fitted laminate flooring, UPVC double glazed window, wall mounted radiator.

**Kitchen** 5' 5" x 8' 0" (1.65m x 2.44m) Professionally fitted kitchen comprising; stainless steel sink with mixer tap, over base and wall units, worktops, oven hob and extractor, cushion flooring, UPVC double glazed window.

**Bathroom** 7' 8" x 5' 9" (2.34m x 1.75m) Well appointed three piece suite comprising; WC pedestal, wash basin, P shaped bath with mixer shower attachment, wall and floor tiling, wall mounted heated towel rail, plumbing for a washing machine.

**Deposit** A deposit of 5 weeks rent is payable with the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**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.

**Viewings** In the first instance a walk-through viewing video is available to watch, and then an accompanied viewing can be arranged by calling Cardwells Letting Agents Bolton on 01204 381281 , emailing: [lettings@cardwells.co.uk](mailto:lettings@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).

