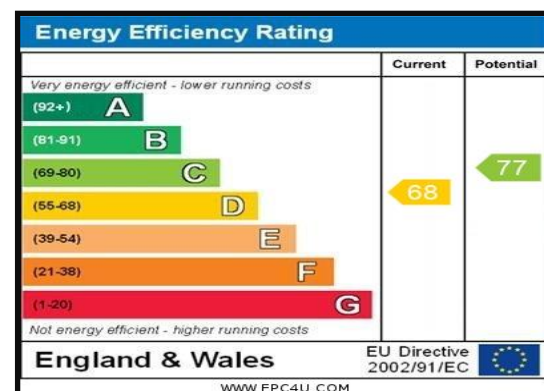
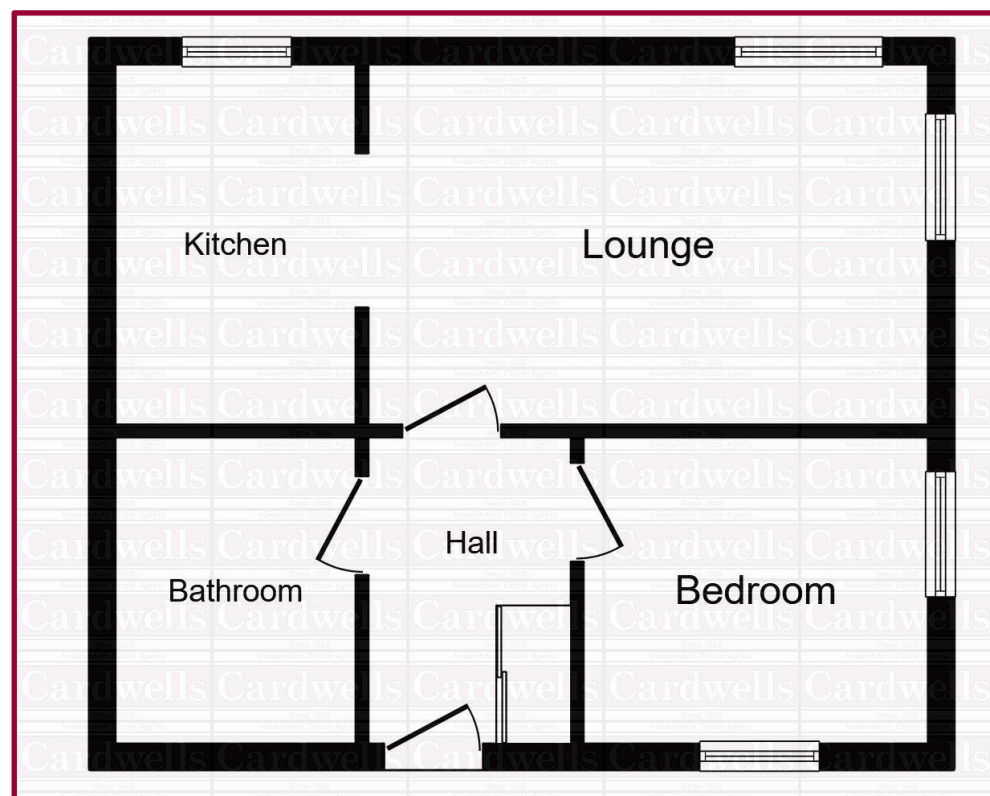
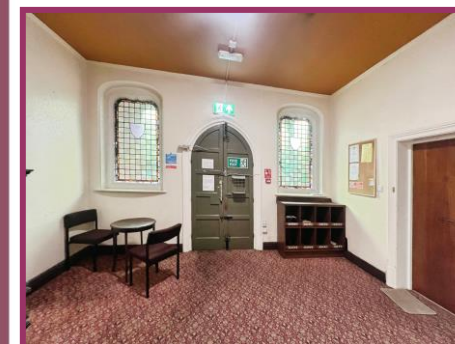




HIGH STREET, BOLTON, LANCASHIRE BL3 6PL



- Well presented one bedroom ground floor apartment
- Hall/lounge/prof fitted kitchen
- Fitted bedroom/well appointed
- Close to Bolton Town Centre
- Available now for a minimum 12 months
- Heating bills included



£625 PCM

BOLTON
11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

BURY
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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.



Very well presented ground floor one bedroom flat available to let now via Cardwells. Situated in this lovely converted building on High Street and being in close proximity to the town centre, excellent transport links and amenities. Briefly comprising: communal entrance hallway, timber entrance door, hall, lounge, professionally fitted kitchen with white goods included, one bedroom with built in wardrobes and a very well presented three piece family bathroom suite. Outside offers one allocated parking space. Subject to credit and reference checks, viewings are available seven days a week via Cardwells estate agent Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection. 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 Hall Timber entrance door into the flat.

Hallway 7' 0" x 5' 9" (2.13m x 1.75m) Quality fitted flooring built in storage cupboard wall mounted intercom.

Lounge 8' 2" x 15' 9" (2.49m x 4.80m) Quality fitted flooring ,furnishings supplied, 2 UPVC double glazed windows, wall mounted radiator.

Kitchen 9' 6" x 6' 4" (2.89m x 1.93m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, worktops, open four ring electric hob with extractor above, complimentary tiled splashbacks, white goods included, UPVC double glazed window.

Bedroom One 8' 7" x 12' 1" (2.61m x 3.68m) Quality fitted flooring, built in wardrobes, furnishings supplied, 2 UPVC double glazed windows, wall mounted radiator.

Bathroom 6' 7" x 8' 1" (2.01m x 2.46m) Quality three piece suite comprising WC, wash basin on a vanity unit, walk in shower cubicle with t bar mixer shower, built in storage cupboards, full floor and wall tiling, inset ceiling spotlights, wall mounted radiator.

Externally One allocated parking space.

Price 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

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 All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 01204 381281 or via lettings@cardwells.co.uk

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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).

