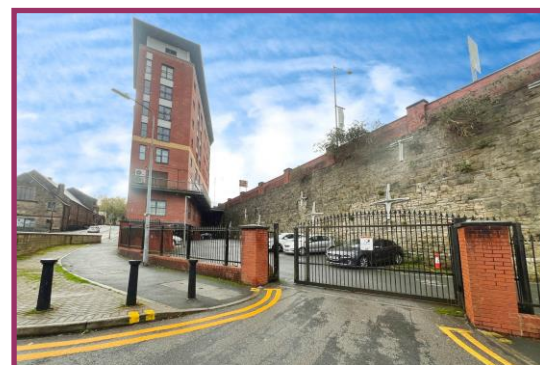
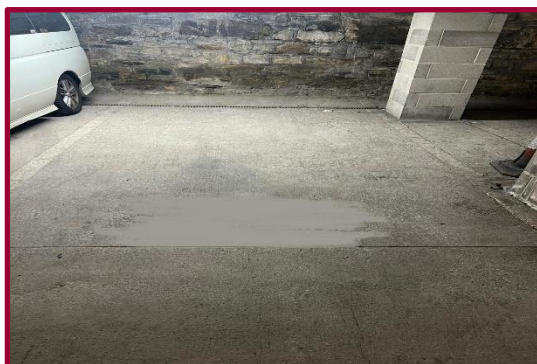
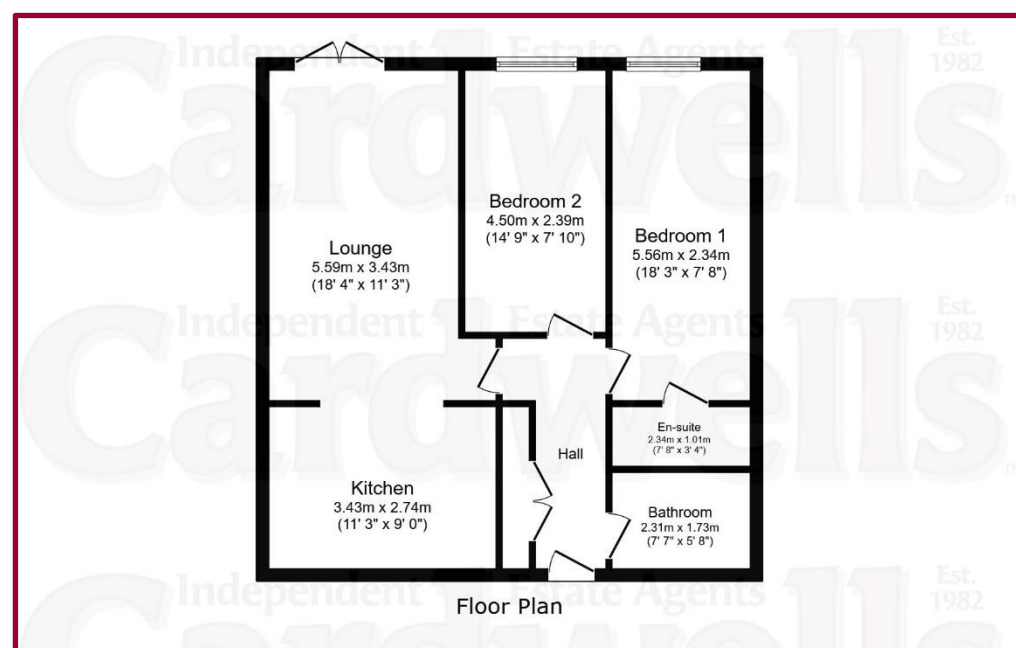




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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MARSDEN HOUSE, MARSDEN ROAD, BOLTON BL1 2JX



- Open plan lounge / dining area with Juliette balcony
- Good sized master bedroom with ensuite bathroom
- Good sized second bedroom
- Communal lift access & Car parking space included
- Town centre location
- 12 month minimum lease term
- Council Tax band B
- Deposit of £980.00



£850.00 PCM

BOLTON

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

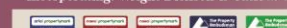
BURY

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

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 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.

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Available to rent, this spacious unfurnished two bedroom apartment. Marsden House is a modern building, situated in the town centre, close to excellent amenities and transport links. The property is on the upper 7th floor and has a shared communal lift. There is an allocated parking space, located in the basement. Access to the parking area is via a security gate. The property also benefits from double glazing and electric heating. Viewing appointments are by appointment through Cardwells letting agents Bolton, (01204) 381281, lettings@cardwells.co.uk The accommodation briefly comprises Entrance hall, lounge with a Juliet balcony, kitchen, bathroom and two bedrooms. The main bedroom has an ensuite shower room. Modern 2 bed apartment Available to let, unfurnished Town centre position Secure parking space Master bed with en suite Lounge Juliet balcony kitchen & bathroom Available now

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Wall mounted electric heater, built in storage room.

Lounge 18' 4" x 11' 3" (5.58m x 3.43m) Double glazed Juliet balcony, wall mounted electric heater, security entry phone.

Kitchen 9' 0" x 11' 3" (2.74m x 3.43m) Fitted wall and base units with complementary work surfaces and splashback, stainless steel sink unit with mixer tap, built in oven, electric hob, concealed extractor hood above, integrated fridge freezer, inset spotlights to the ceiling.

Bedroom One 18' 3" x 7' 8" (5.56m x 2.34m) Double glazed window, wall mounted electric heater.

En Suite Shower Room Shower cubicle, close coupled WC, wash basin with mixer tap, wall mounted electric heater, tiled splashback, inset spotlights, extractor fan.

Bedroom Two 14' 9" x 7' 10" (4.49m x 2.39m) Double glazed window, wall mounted electric heater.

Bathroom 5' 8" x 7' 7" (1.73m x 2.31m) Enclosed bath with mixer tap/shower attachment, close coupled WC, wash basin with mixer tap, tiled splashback, inset spotlights, extractor fan.

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 appl

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

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

Conservation Area Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £1,757.41 per annum payable to Bolton council.

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. In the first instance a walkthrough viewing video is available to watch.

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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton 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 Letting Agents Bolton 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

