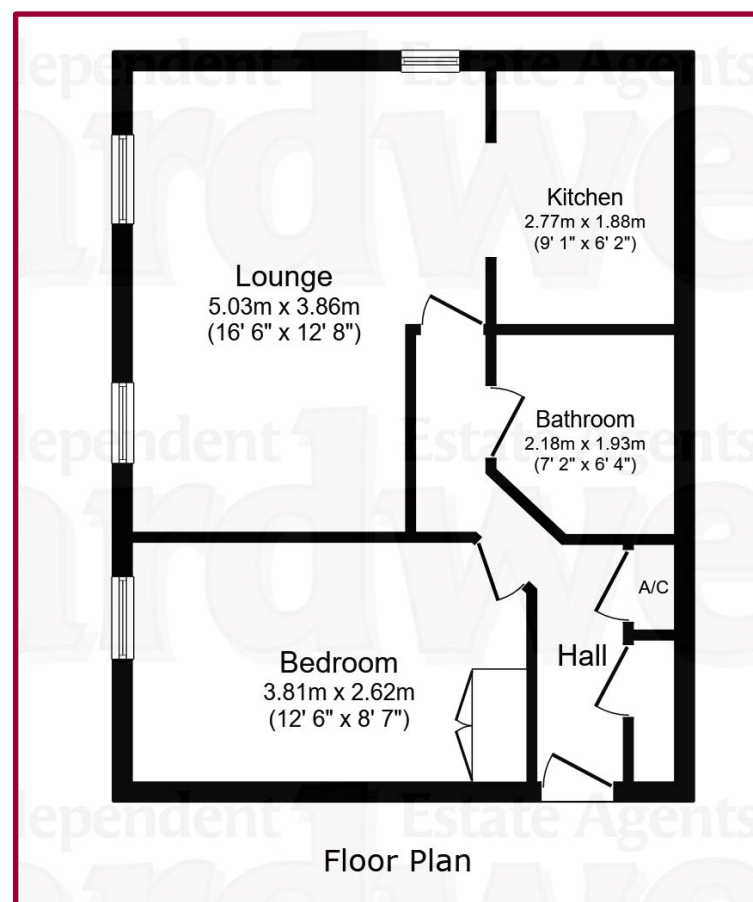
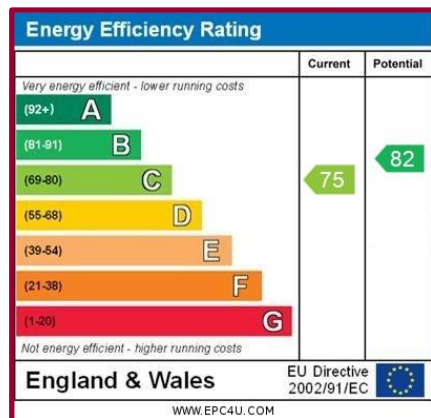




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**CLARENDON GARDENS, BROMLEY CROSS, BOLTON,
BL7 9GX**



- Stylish apartment
- Ground floor position
- One double bedroom
- Lounge & kitchen
- Close to last drop village
- Communal areas & parking
- Available now
- 12 Month minimum lease term



Monthly Rental Of £700

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



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Est. 1982

Available to let now is this lovely one bedroom ground floor modern apartment, situated in a sought after location, close to the Last drop Village. Bromley Cross has an array of good local shops, schools, restaurants and beautiful countryside all on the doorstep. The accommodation briefly comprises Entrance hall, lounge dining room, kitchen, double bedroom and a bathroom. Outside there are communal garden areas and we understand there is an allocated parking space. The property also benefits from double glazing and electric heating. Viewing is by appointment only through Cardwells letting agents Bolton, (01204) 381281 lettings@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Front door, Entrance hall Wall mounted electric heater, security entry phone, built in storage cupboard, built-in boiler cupboard.

Lounge/Diner 12' 8" x 16' 6" (3.86m x 5.03m) 3 UPVC double glazed windows, dual aspect, two wall mounted electric heaters

Kitchen 9' 1" x 6' 2" (2.77m x 1.88m) Fitted wall and base units with work top surfaces and splashbacks, stainless steel sink unit with mixer tap, built in oven, four ring electric hob, concealed extractor hood above, space for a fridge and a washing machine.

Bedroom 12' 8" x 8' 7" (3.86m x 2.61m) UPVC double glazed window rear aspect, fitted double wardrobe, wall mounted electric heater.

Bathroom White suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap, tiled splashback, chrome plated towel rail, extractor fan.

Externally Communal areas & parking

Council Tax The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £1,511 (at the time of writing).

Tenure Cardwells Estate Agents Bolton pre marketing research shows that the property is leasehold.

Flood Risk Information Cardwells Estate Agents Bolton pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

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

No Deposit Option Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit subject to a minimum of £150. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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

